REGULAR MEETING AGENDA
OF THE JURUPA VALLEY CITY COUNCIL
Thursday, November 21, 2019
Regular Session: 7:00 p.m.
City Council Chamber
8930 Limonite Avenue, Jurupa Valley, CA  92509

1. 7:00 PM - CALL TO ORDER AND ROLL CALL FOR REGULAR SESSION
   - Brian Berkson, Mayor
   - Anthony Kelly, Jr., Mayor Pro Tem
   - Chris Barajas, Council Member
   - Lorena Barajas, Council Member
   - Micheal Goodland, Council Member

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA

5. PRESENTATIONS

6. PUBLIC APPEARANCE/COMMENTS

A. As a courtesy to those in attendance, we ask that cell phones be turned off or set to their silent mode and that you keep talking to a minimum so that all persons can hear the comments of the public and City Council.

B. A member of the public who wishes to speak under Public Comments must fill out a “Speaker Card” and submit it to the City Clerk BEFORE the Mayor calls for Public Comments on an agenda item. Each agenda item up will be open for public comments before taking action. Public comments on subjects that are not on the agenda can be made during the “Public Appearance/Comments” portion of the agenda.

C. Members of the public who wish to comment on the CONSENT CALENDAR may do so during the Public Comment portion of the Agenda prior to the adoption of the Consent Calendar.

D. As a courtesy to others and to assure that each person wishing to be heard has an opportunity to speak, please limit your comments to 3 minutes.
Persons wishing to address the City Council on subjects other than those listed on the Agenda are requested to do so at this time. A member of the public who wishes to speak under Public Appearance/Comments OR the Consent Calendar must fill out a “Speaker Card” and submit it to the City Clerk BEFORE the Mayor calls for Public Comments on an agenda item. When addressing the City Council, please come to the podium and state your name and address for the record. While listing your name and address is not required, it helps us to provide follow-up information to you if needed. In order to conduct a timely meeting, we ask that you keep your comments to 3 minutes. Government Code Section 54954.2 prohibits the City Council from taking action on a specific item until it appears on an agenda.

7. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

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

A. MAYOR BRIAN BERKSON

1. UPDATE ON THE METROLINK / SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY MEETING OF NOVEMBER 8, 2019

2. UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION MEETING OF NOVEMBER 13, 2019

3. UPDATE ON THE MOBILE SOURCE AIR POLLUTION REDUCTION REVIEW COMMITTEE MEETING OF NOVEMBER 21, 2019

B. MAYOR PRO TEM ANTHONY KELLY, JR.

1. UPDATE ON THE NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT MEETING OF NOVEMBER 18, 2019

2. UPDATE ON THE RIVERSIDE TRANSIT AGENCY BOARD OF DIRECTOR’S MEETING OF NOVEMBER 21, 2019

C. COUNCIL MEMBER CHRIS BARAJAS

1. UPDATE ON THE WESTERN COMMUNITY ENERGY - JOINT MEETING OF THE BOARD OF DIRECTORS AND TECHNICAL ADVISORY COMMITTEE OF NOVEMBER 13, 2019

9. CITY MANAGER’S UPDATE
10. APPROVAL OF MINUTES

A. NOVEMBER 7, 2019 REGULAR MEETING

11. CONSENT CALENDAR (COMMENTS ON CONSENT AGENDA TAKEN HERE)

(All matters on the Consent Calendar are to be approved in one motion unless a Councilmember requests a separate action on a specific item on the Consent Calendar. If an item is removed from the Consent Calendar, it will be discussed individually and acted upon separately.)

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

Requested Action: That the City Council waive the reading of the text of all ordinances and resolutions included in the agenda.

B. CONSIDERATION OF CHECK REGISTER IN THE AMOUNT OF $4,118,645.81

Requested Action: That the City Council ratify the check registers dated October 31 and November 7 as well as the payroll registers dated November 5 and 6, 2019.

C. ADOPTION OF ORDINANCE NO. 2019-10

Requested Action: That the City Council conduct a second reading and introduce Ordinance No. 2019-10, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING SECTION 9.240.510 TO MODIFY THE PERMITTED ZONING AND DEVELOPMENT STANDARDS FOR METAL SHIPPING CONTAINERS

D. ADOPTION OF ORDINANCE NO. 2019-17

Requested Action: That the City Council conduct a second reading and introduce Ordinance No. 2019-17, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING TITLE 8 OF THE JURUPA VALLEY MUNICIPAL CODE CONCERNING GRADING REGULATIONS, AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3) OF THE CEQA GUIDELINES

E. RESOLUTION ACCEPTING CERTAIN STREETS INTO THE CITY MANTAINED STREET SYSTEM (TRACT MAP 31644-1 SERRANO JURUPA WEST OF ETIWANDA AVENUE BETWEEN CANTU-GALLEANO RANCH ROAD AND BELLEGRAVE AVENUE)
1. Requested Action: That the City Council adopt Resolution No. 2019-103, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT MAP 31644-1 SERRANO JURUPA WEST OF ETIWANDA AVENUE BETWEEN CANTU-GALLEANO RANCH ROAD AND BELLEGRAVE AVENUE) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

2. Authorize the Interim City Manager to record the Notice of Completion now that public improvements have been accepted by the City Engineer; and

3. Direct the City Engineer to release the Labor and Materials Bond for the street improvements and the Monument Bond 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien; and

4. Direct the City Engineer to reduce the Performance Bond for the street improvements to start the one-year warranty period; after which the City Engineer may fully release the bond.

12. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

13. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER CALLING A SPECIAL ELECTION; DECLARING THE RESULTS OF THE ELECTION; AND APPROVING FORMATION AND LEVY OF SPECIAL TAXES FOR CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2018-002 (TRACT 36702) GENERALLY LOCATED EAST OF STONE AVENUE AND SOUTH OF MARTINGALE DRIVE

1. Requested Action: That the City Council open the public hearing and take testimony, if any.

2. Following the public hearing, staff recommends that the City Council adopt Resolution No. 2019-104, entitled:

RESOLUTION OF FORMATION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2018-002 (TRACT 36702), TO ESTABLISH AN APPROPRIATIONS LIMIT THEREFORE, TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN, AND TO SUBMIT THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT AND THE LEVY OF SPECIAL TAXES TO THE QUALIFIED ELECTORS THEREOF; AND
3. That the City Council adopt Resolution No. 2019-105, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, CALLING A SPECIAL ELECTION AND SUBMITTING TO THE QUALIFIED ELECTORS OF CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2018-002 (TRACT 36702) PROPOSITIONS REGARDING THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT AND THE ANNUAL LEVY OF A SPECIAL TAX WITHIN THE COMMUNITY FACILITIES DISTRICT; AND

4. That the City Council adopt Resolution No. 2019-106, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, DECLARING THE RESULTS OF A SPECIAL ELECTION IN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2018-0002 (TRACT 36702) AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN; AND

5. That the City Council conduct a first reading and introduce Ordinance No. 2019-19, entitled:

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. 2018-002 (TRACT 36702) AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN

B. PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY (ZONE O) TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (THE “DISTRICT”) AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY; VIAGGIO CIRCLE SOUTH OF AVLIS LANE

Requested Action: That the City Council adopt Resolution No. 2019-107, entitled:

C. PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY (ZONE 2-E) TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (THE “DISTRICT”) AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY LOCATED NORTH OF 20TH STREET AT CATERPILLAR COURT

Requested Action: That the City Council adopt Resolution No. 2019-108, entitled:


D. PUBLIC HEARING TO CONSIDER GENERAL PLAN AMENDMENT (GPA) NO. 19005; CONSIDERATION OF AN AMENDMENT TO THE 2017 GENERAL PLAN COMMUNITY SAFETY, SERVICES AND FACILITIES ELEMENT TO INCORPORATE THE CITY’S LOCAL HAZARD MITIGATION PLAN (LHMP)

Requested Action: That the City Council adopt Resolution No. 2019-109, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 19005 TO AMEND THE 2017 GENERAL PLAN COMMUNITY SAFETY, SERVICES, AND FACILITIES ELEMENT TO INCORPORATE THE CITY’S LOCAL HAZARD MITIGATION PLAN AND FINDING THAT THE PROPOSED AMENDMENT IS EXEMPT FROM CEQA

14. COUNCIL BUSINESS

A. INITIATION OF A ZONING CODE AMENDMENT TO PROVIDE STANDARDS FOR SINGLE FAMILY AND MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT CONSISTENT WITH THE PROVISIONS OF STATE HOUSING LAWS

Requested Action: That the City Council initiate a Zoning Code Amendment to provide standards for single family and multiple family residential development in order to implement affordable housing policies of State law.
14. CITY ATTORNEY’S REPORT

15. COUNCIL MEMBER REPORTS AND COMMENTS

16. ADJOURNMENT

Adjourn to the Regular Meeting of December 5, 2019 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley City Council or other services, please contact Jurupa Valley City Hall at (951) 332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Agendas of public meetings and any other writings distributed to all, or a majority of, Jurupa Valley City Council Members in connection with a matter subject to discussion or consideration at an open meeting of the City Council are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at the City of Jurupa Valley, 8930 Limonite Avenue, Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, Jurupa Valley City Council Members. The City Council may also post the writing on its Internet website at www.jurupavalley.org.

Agendas and Minutes are posted on the City’s website at www.jurupavalley.org.
MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
November 7, 2019

The meeting was held at the Jurupa Valley City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509

1. 6:00 P.M. - CALL TO ORDER AND ROLL CALL FOR CLOSED SESSION

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

Mayor Berkson called the closed session meeting to order at 6:02 p.m. Council Member Lorena Barajas arrived at 6:15 p.m.

2. CLOSED SESSION

A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS

There were no public comments regarding the closed session items.

B. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION. The City Council met in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(1) with respect to two matters of pending litigation: (1) Application of Southern California Edison Company (U-238-E) for a Certificate of Public Convenience and Necessity to Construct the Riverside Transmission Reliability Project, California Public Utilities Commission Case No. A.15-04-013; and (2) In re National Prescription Opioid Litigation, MDL No. 2804 (N.D. Ohio).

C. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION. The City Council met in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(4) with respect to one matter of potential litigation. A point has been reached where, in the opinion of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation involving the City. Based on existing facts and circumstances, the City Council will decide whether to enter into the case of City of Boise v. Martin et al., United States Supreme Court Case No. 19-247, as an amicus curiae (friend of the court).
3. **7:00 PM - RECONVENE IN OPEN SESSION**

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

City Attorney Peter Thorson announced that with respect to the case of City of Boise v. Martin et al., United States Supreme Court Case No. 19-247, the Council authorized the City Attorney’s office to join in an amicus curiae brief (friend of the court) and that vote was 4-0 (Council Member Lorena Barajas was absent). Regarding National Prescription Opioid Litigation, MDL No. 2804 (N.D. Ohio), the Council voted 5-0 to remain in the negotiating class.

4. **CALL TO ORDER AND ROLL CALL FOR REGULAR SESSION**

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

Mayor Berkson called the regular meeting to order at 7:03 p.m.

5. **INVOCATION** was given by Pastor Sean Ortiz, New Beginnings Community Church.

6. **PLEDGE OF ALLEGIANCE** was led by Council Member Lorena Barajas.

7. **APPROVAL OF AGENDA**

A motion was made by Mayor Pro Tem Anthony Kelly, seconded by Council Member Lorena Barajas, to approve the Agenda.

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes: None
Absent: None

8. **PRESENTATIONS**

A. **PRESENTATION FROM NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT**

Eric Ballejos, Public Information Officer, Northwest Mosquito & Vector Control District, gave a presentation on their approach to control and eliminate mosquitoes. He provided information regarding the West Nile virus transmission cycle and the new invasive mosquito known as the *Aedes aegypti* or yellow fever mosquito.
9. PUBLIC APPEARANCE/COMMENTS

Corine Quezada-Staley, representing the Native American Community Council read a letter regarding the protection of the “Pleistocene Clone of Palmer’s Oak”, also known as the “Jurupa Valley Oak.” She noted that the Oak has been scientifically documented to be in excess of 13,000 years old. She asked that the Council formulate a plan of action to protect the Oak as it is important to the Indigenous community. (Darlene Burton donated her time to Ms. Quezada-Staley).

Marian Sweaney stated that she was bitten by one of the new invasive mosquitos and she ended up in the emergency room. She urged the Council to get this information out to members of the public and initiate a public outreach campaign as to how to prevent mosquitos.

Laura Shultz thanked all the first responders who responded to the Granite Hill and 46th Street fires. She voiced concern that there were many in the equestrian community who were in crisis and did not know where to evacuate their animals. She urged the Council to work with the equestrian organizations to get this type of information out to residents and plan for an emergency that takes into account that this is an equestrian community.

Dean Burgess voiced concern that there has been a proliferation of illegal food carts that are setting up right in front of restaurants. He asked why this is being allowed as these vendors could be posing a risk to human health if they are not licensed or inspected.

Mayor Berkson stated that the City’s Code Enforcement works with the County Health Department to ensure food vendors have City permits and are licensed.

Ron Anderson, on behalf of the Jurupa Area Recreation and Park District, conveyed an invitation to the ground breaking ceremony tomorrow at 10:00 a.m., for the Districts’s new Community Center at the corner of Bellegrave and Etiwanda. It will include a multi-purpose room, catering kitchen, recreation classrooms/meeting rooms, and two full-size indoor basketball courts.

Spencer Rogers referred to an earlier comment, stating that in the event of an emergency, Mike’s Auction is willing to provide an evacuation site for horses and other livestock. He offered to provide his contact information for further reference.

10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Council Member Lorena Barajas discussed the recent fires and thanked all the first responders and City staff for providing updates as to the evacuation sites and the progress of the fires. She was proud to see how everyone banded together to help the fire victims.

Council Member Micheal Goodland read the following quote: Life is like riding a bicycle. To keep your balance, you must keep moving ~ Albert Einstein. He reported on his attendance at the Healthy Jurupa Valley Business Summit at Crestmore Manor. There was
a large turnout with several excellent speakers. He commended the first responders on the fine job they did during the recent fires. He thanked Terri Rollings, Assistant to the City Manager/PIO on a very successful and enjoyable parade, stating that he looks forward to next year’s parade.

Mayor Pro Tem Anthony Kelly thanked the City’s first responders and all the community members who worked together to keep everyone safe during the recent fires. He thanked Healthy Jurupa Valley for putting on a very successful Business Summit and Veterans Celebration event. He announced that Flabob Airport will host their annual Veterans Celebration on Saturday, November 9th at 9:00 a.m. The event will include a Crossfit competition, paratroopers, entertainment, military displays, and airplane rides. He reported on his attendance at the Jurupa Valley Advocates Fair at Avalon Park.

Mayor Brian Berkson shared the First Place trophy that he won during Riverside Transit Agency’s annual ‘Bus Roadeo’ competition. He noted that the event allows RTA bus drivers and special invited guests test their agility skills while competing on a controlled obstacle course. He thanked all the participants, Terri Rollings and members of the Celebration Committee for planning and executing such a wonderful hometown parade. He noted that this was the first such parade and he was very pleased that it was so successful. He discussed the recent fires and thanked all the firefighters who helped save many lives and structures. He thanked the key staff members that operated the City’s Emergency Operations Center, noting that all the various local agencies including Senator Roth and Assembly Member Sabrina Cervantes reached out to offer assistance. He thanked all those involved for staying calm and getting through the emergency.

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

A. MAYOR BRIAN BERKSON

1. Mayor Berkson gave an update on the Riverside County Transportation Commission – Western Riverside County programs and projects committee meeting of October 28, 2019.

B. MAYOR PRO TEM ANTHONY KELLY, JR.


2. Due to Council Member Lorena Barajas’s absence, Mayor Pro Tem Kelly gave an update on the Western Riverside County Regional Conservation Authority meeting of November 4, 2019.

C. COUNCIL MEMBER MICHEAL GOODLAND

1. Council Member Goodland gave an update on the Western Riverside Council of Governments - Executive Committee meeting of November 4, 2019.

12. CITY MANAGER’S UPDATE

Terri Rollings, Assistant to the City Manager/PIO shared a short video clip of the Community Parade that was held November 2, 2019. She thanked the City’s sponsors and all of the many participants and volunteers who helped make the parade such a successful event.

13. APPROVAL OF MINUTES

A. OCTOBER 17, 2019 REGULAR MEETING

A motion was made by Mayor Pro Tem Anthony Kelly, seconded by Council Member Micheal Goodland, to approve the Minutes of the October 17, 2019 Regular meeting.

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes: None
Absent: None

14. CONSENT CALENDAR

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

Requested Action: That the City Council ratify the check registers dated October 17 and 23 as well as the payroll register dated October 23, 2019.

C. RESOLUTION APPROVING AND AUTHORIZING THE CITY MANAGER AND THE DIRECTOR OF PUBLIC WORKS TO EXECUTE RIGHT-OF-WAY CERTIFICATIONS FOR FEDERALLY FUNDED PROJECTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION
Requested Action: That the City Council adopt Resolution No. 2019-97, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AND AUTHORIZING THE CITY MANAGER AND THE DIRECTOR OF PUBLIC WORKS TO EXECUTE RIGHT-OF-WAY CERTIFICATIONS FOR FEDERALLY FUNDED PROJECTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION

D. AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF JURUPA VALLEY AND LOCKWOOD, ANDREWS & NEWMAN, INC. FOR DESIGN SERVICES FOR THE BAIN STREET PAVEMENT REHABILITATION AND SHOULDER IMPROVEMENTS PROJECT, CIP PROJECT NO. 16-A.2

1. Requested Action: That the City Council approve an agreement between Lockwood, Andrews & Newman, Inc. and the City of Jurupa Valley for Professional Design Services for the Bain Street Pavement Rehabilitation and Shoulder Improvements Project in an amount not-to-exceed $126,200 and authorize the City Manager to execute the Agreement in substantially the form attached to the staff report and in such final form as approved by the City Attorney; and

2. Authorize the City Manager to execute scope of services amendments not to exceed 10% of the total agreement, pursuant to requirements set forth in the agreement; and

3. Appropriate $73,537 from the City’s 2019-2020 Pavement Rehabilitation Project to the Project account to fund the total project costs.

E. RESOLUTION ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM (TRACT MAP 32677, CANTERA NORTH OF GRANITE HILL DRIVE AND WEST OF SOTO AVENUE)

1. Requested Action: That the City Council adopt Resolution No. 2019-98, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS IN TO THE CITY MAINTASINED STREET SYSTEM (TRACT MAP 32677, CANTERA NORTH OF GRANITE HILL DRIVE AND WEST OF SOTO AVENUE) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806
2. Authorize the Interim City Manager to record the Notice of Completion now that public improvements have been accepted by the City Engineer; and

3. Direct the City Engineer to release the Labor and Materials Bond for the street improvements and the Monument Bond 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien; and

4. Direct the City Engineer to reduce the Performance Bond for the street improvements to start the one-year warranty period; after which the City Engineer may fully release the bond.

F. RESOLUTIONS ACCEPTING EASEMENT FOR FLOOD CONTROL FACILITIES AND CONVEYANCE OF EASEMENT FOR FLOOD CONTROL FACILITIES (PM 18810, NORTH OF VAN BUREN BOULEVARD WEST OF BAIN STREET)

1. Requested Action: That the City Council adopt Resolution No. 2019-99, entitled:

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN DRAINAGE EASEMENTS FOR PARCEL MAP 18810 PURSUANT TO GOVERNMENT CODE SECTION 66477.2; AND

2. That the City Council adopt Resolution No. 2019-100, entitled:

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, CONVEYING A CERTAIN DRAINAGE EASEMENT ON PARCEL MAP 18810 PURSUANT TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Anthony Kelly, to approve the Consent Calendar.

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes: None
Absent: None

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

A. PUBLIC HEARING TO CONSIDER MASTER APPLICATION 19096 (MA19096) AND ZONING CODE AMENDMENT 19002 (ZCA19002) TO CHANGE SECTION 9.240.510 OF THE CITY OF JURUPA VALLEY ZONING CODE ADDING PROVISIONS AND DEVELOPMENT STANDARDS FOR METAL SHIPPING CONTAINERS IN THE MANUFACTURING-MEDIUM (M-M) ZONE

Jean Ward, Senior Planning Consultant, presented the staff report.

Jeff Heitmann, representing McGrath Rentcor (applicant), spoke in support of the Zoning Code Amendment. He outlined their plans for a building expansion, additional well paying jobs, and positive economic opportunities.

Spencer Rogers encouraged the Council to add a provision that would allow shipping containers for residents that live on large rural lots.

Further discussion followed regarding eliminating the 80 acres restriction.

There being no further comments, the public hearing was closed.

A motion was made by Mayor Pro Tem Anthony Kelly, seconded by Council Member Micheal Goodland, to introduce Ordinance No. 2019-10, with the elimination of the 80 acres restriction:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING SECTION 9.240.510 TO MODIFY THE PERMITTED ZONING AND DEVELOPMENT STANDARDS FOR METAL SHIPPING CONTAINERS

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes: None
Absent: None

B. PUBLIC HEARING TO CONSIDER A PROPOSED ORDINANCE AMENDING TITLE 8 OF THE JURUPA VALLEY MUNICIPAL CODE CONCERNING GRADING REGULATIONS

Steve Loriso, City Engineer, presented the staff report.

Further discussion followed.

There being no further comments, the public hearing was closed.
A motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Anthony Kelly, to introduce Ordinance No. 2019-17, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING TITLE 8 OF THE JURUPA VALLEY MUNICIPAL CODE CONCERNING GRADING REGULATIONS, AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3) OF THE CEQA GUIDELINES

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes: None
Absent: None

17. COUNCIL BUSINESS

A. APPROVAL OF CITY MANAGER EMPLOYMENT AGREEMENT WITH ROD BUTLER

City Attorney Peter Thorson presented the staff report.

Further discussion followed.

A motion was made by Mayor Pro Tem Anthony Kelly, seconded by Council Member Micheal Goodland, to adopt Resolution No. 2019-101, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPOINTING ROD BUTLER AS CITY MANAGER; AND

Approve the Employment Agreement between the City and Rod Bradley Butler for the position of City Manager, dated November 7, 2019 and authorize the Mayor to execute the Employment Agreement on behalf of the City.

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes: None
Absent: None


Keith Clarke, Chief Building Official, presented the staff report.
Kevin Reinertson, Deputy Fire Marshal, Riverside County Office of the Fire Marshal, reported that this amendment to the Fire Code includes a minor amendment to the requirement for sprinklers for outdoor structures and a prohibition of sky lanterns. The third amendment is a minor administrative clarification. He offered to answer any questions.

Further discussion followed.

A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to set the public hearing on the adoption of the Building Codes Ordinance and Fire Code Ordinance for December 5, 2019 and direct the City Clerk to publish notice of this public hearing and the proposed adoption of these codes in the manner required by law; and introduce Ordinance No. 2019-18, entitled:


Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes: None
Absent: None

C. INITIATION OF GENERAL PLAN AMENDMENT TO ALLOW WAREHOUSE/DISTRIBUTION USES OUTSIDE OF THE MIRA LOMA WAREHOUSE/DISTRIBUTION OVERLAY IN A PROPOSED RIO VISTA SPECIFIC PLAN FOR A TOTAL OF 1.7 MILLION SQUARE-FEET OF INDUSTRIAL BUILDINGS; CASE NUMBER: MA16045 (APPLICANT: RICHLAND PLANNED COMMUNITIES)

Jean Ward, Senior Planning Consultant, presented the staff report.
Jeremy Krout, representing Richland Communities (applicant), gave a brief PowerPoint presentation. He spoke in support of the General Plan Amendment which would allow a reduction in the housing units with an allowance for some industrial uses on the east side of the project area. He gave an overview of the project’s site, how the vehicular traffic will be reduced, and the proposed warehouse/logistics uses. He noted that if the initiation of the General Plan Amendment is allowed to move forward, the Environmental Impact Report could look at several alternatives related to compatibility and adjacent uses. (Brian Hardy donated his time to Mr. Krout).

Betty Anderson voiced opposition to the proposed General Plan Amendment as it will allow warehouses to be located 350 feet from an existing residential neighborhood. She noted that Riverside County supervisors are considering a new “Good Neighbor Policy” that would establish criteria to protect residents from noise and pollution from large warehouse projects. She voiced concern that the area is already experiencing a massive influx of truck traffic.

Stephen Anderson voiced opposition to the proposed General Plan Amendment as it will only bring more pollution to the area. He stated that the proposed warehouse use is not compatible with the existing residential area and it is the youngest members of the community who will suffer from the impacts of poor air quality.

Mayor Berkson noted for the record that he received a letter from Andrea Vidaurre, Center for Community Action and Environmental Justice, voicing opposition to the General Plan Amendment.

Council Member Micheal Goodland noted for the record that he received a letter from the California Wildlife Foundation that the Rio Vista project may threaten a proximate oak that has been growing in the Jurupa Valley mountains for an estimated 13,000 years.

Following discussion, Jeremy Krout, representing Richland Communities (applicant), offered some of the positive amenities that the project could provide such as point of sale uses and some amount of affordable housing. These are ideas that could be worked out through the Development Agreement which could ultimately be a win/win for the City.

Further discussion followed.

A motion was made by Council Member Michael Goodland, to initiate a General Plan Amendment to consider warehouse and distribution within the Rio Vista Specific Plan limited to the area south of the ridgeline that parallels 20th Street.

MOTION DIED FOR LACK OF A SECOND
D. CONSIDERATION OF PUBLIC AGENCIES HOMELESS RESOURCES COMMITTEE

George Wentz, Deputy City Manager, presented the staff report.

Further discussion followed regarding the makeup of the committee, whether the public will be invited to participate and whether the committee will be subject to the Brown Act.

Mayor Berkson noted that despite having two regional committees that meet to discuss homelessness issues, there needs to be a committee that is focused on the City.

Further discussion followed.

By consensus, staff was directed to bring back the format for a homeless resources committee and set a date for the first meeting.

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly  
Noes: None
Absent: None

E. RATIFICATION OF EMERGENCY PROCLAMATION CAUSED BY THE GRANITE HILL AND 46TH STREET FIRE INCIDENTS

Alan Kreimeier, Interim City Manager, presented the staff report.

Further discussion followed.

A motion was made by Council Member Lorena Barajas, seconded by Council Member Chris Barajas, to adopt Resolution No. 2019-102, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, RATIFYING AN EMERGENCY PROCLAMATION ISSUED BY THE DIRECTOR OF EMERGENCY SERVICES

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly  
Noes: None
Absent: None

18. CITY ATTORNEY’S REPORT

City Attorney Peter Thorson reported that the Governor signed legislation entitled: “The Housing Crisis Act of 2019” that radically changes the way the City does business with respect to housing development and accessory dwelling units. The City Attorney’s Office
is working on the various ordinances to implement this legislation and will be giving a training session to both the Planning Department staff and the Planning Commission. The City Attorney’s office will also prepare a presentation for the City Council.

19. **COUNCIL MEMBER REPORTS AND COMMENTS**

There were no additional Council comments.

20. **ADJOURNMENT**

There being no further business before the City Council, Mayor Berkson adjourned the meeting at 10:06 p.m.

The next meeting of the Jurupa Valley City Council will be held November 21, 2019 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,

Victoria Wasko, CMC
City Clerk
STAFF REPORT

DATE: NOVEMBER 21, 2019

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ALAN KREIMEIER, INTERIM CITY MANAGER
BY: CONNIE CARDENAS, INTERIM ADMINISTRATIVE SERVICES DIRECTOR

SUBJECT: AGENDA ITEM NO. 11.B
CHECK REGISTERS

RECOMMENDATION

That the City Council ratify the check registers dated October 31 and November 7 as well as the payroll registers dated November 5 and 6, 2019.

The City Council of the City of Jurupa Valley authorizes expenditures through the annual budget process. The FY 2019-20 Budget was adopted on June 6, 2019. 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 November 7, 2019 included a $1,275.22 payment to Chase Card Services. The Statement, with purchase details, is attached herewith.

OTHER INFORMATION

None.

FINANCIAL IMPACT

Check registers:

10/31/19 $ 1,492,395.51
11/07/19 $ 2,560,137.21
Payroll registers:

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TOTAL $4,118,645.81

ALTERNATIVES

1. Not ratify the attached check registers.

Prepared by:  

Signed by:  

Connie Cardenas  
Interim Administrative Services Director

Submitted by:  

*Signature*

Alan Kreimeier  
Interim City Manager

Attachments:

2. Payroll Register dated November 5 and 6, 2019.
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| 12424   | 10/31/2019 | LOWES                    | MA18219       | 10/28/2019     | BLDG REIMB 6413 PATS RAVi                       | 887.63      | 887.63      |
| 12425   | 10/31/2019 | MACADEE ELECTRICAL, CON 4856 | 10/16/2019 | BELLGRAVE LFD REPAIRS @                            | 5,959.00    | 5,959.00    |
| 12426   | 10/31/2019 | MOORE, COREY             | 102319        | 10/30/2019     | 10/23/19 PLANNING COMM M'                       | 50.00       | 50.00       |
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41 checks in this report.

Grand Total All Checks: 1,492,395.51
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Sub total for CHASE BANK: 2,560,137.21
73 checks in this report.

Grand Total All Checks: 2,560,137.21
# CASH REQUIREMENTS

**CASH REQUIRED FOR NEGOTIABLE CHECKS & ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 11/05/19: $3,211.27**

## TRANSACTION SUMMARY

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<tr>
<th>SUMMARY BY TRANSACTION TYPE -</th>
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## TRANSACTION DETAIL

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

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<th>TRANS. DATE</th>
<th>BANK NAME</th>
<th>ACCOUNT NUMBER</th>
<th>PRODUCT</th>
<th>DESCRIPTION</th>
<th>BANK DRAFT AMOUNTS &amp; OTHER TOTALS</th>
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**EFT FOR 11/05/19** | 329.67 |

**TOTAL EFT** | 3,211.27 |

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

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# CASH REQUIREMENTS

CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 11/06/19: $62,901.82

## TRANSACTION SUMMARY

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## TRANSACTION DETAIL

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<td>Total Liabilities</td>
<td>15,310.59</td>
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<table>
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<tr>
<th>Bank Draft Amounts &amp; Other Totals</th>
<th>47,591.23</th>
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<tr>
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## REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES - Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

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<tr>
<th>Trans. Date</th>
<th>Bank Name</th>
<th>Account Number</th>
<th>Product</th>
<th>Description</th>
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<td>11/05/19</td>
<td>Refer to your records for account information</td>
<td>Payroll</td>
<td>Employee Deductions</td>
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<td>457b EE Catch Up</td>
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<td>EE Post-Tax Other In</td>
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Cash Requirements Page 1 of 2

Run Date 11/04/19 12:35 PM  
Period Start - End Date 10/20/19 - 11/02/19 
Check Date 11/06/19
ACCOUNT ACTIVITY

<table>
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<tr>
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<th>Transaction Description</th>
<th>Merchant Name or Transaction Description</th>
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<td>09/23</td>
<td>COSTCO MEMBERSHIP FEE 800-777-2678 WA</td>
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2019 Totals Year-to-Date

| Total fees charged in 2019 | $3.00 |
| Total Interest charged in 2019 | $0.00 |

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.

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<th>Balance Type</th>
<th>Annual Percentage Rate (APR)</th>
<th>Balance Subject To Interest Rate</th>
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<td>BALANCE TRANSFERS</td>
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</tr>
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</table>

(v) = Variable Rate  
(d) = Daily Balance Method (including new transactions)  
(n) = 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.
ORDINANCE NO. 2019-10

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE JURUPA VALLEY MUNICIPAL CODE CONCERNING METAL SHIPPING CONTAINERS, 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 6, 2018 regular City Council meeting, the City Council initiated an amendment to Section 9.240.510 ("Metal Shipping Containers") of Chapter 9.240 ("General Provisions") of Title 9 ("Planning and Zoning") of the Jurupa Valley Municipal Code, concerning modifications to the permitted zoning and development standards for metal shipping containers (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 May 22, 2019, 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. 2019-05-22-04 recommending that the City Council approve the proposed Code Amendment.

(c) On August 1, 2019, 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, duly considered the written and oral testimony received, and deliberated. Following deliberation, there was a motion and a second to introduce the Ordinance approving the proposed Code Amendment. However, the motion failed on a 2-2-1 vote, with Council Member Goodland absent.

(d) At the September 19, 2019 meeting, Council Member Goodland recommended that the Council reconsider the proposed Code Amendment, noting that he was absent during the Council’s consideration of the item on August 1, 2019. The City Council voted 5-0 to reconsider the item, and also directed staff to make certain additional revisions to the proposed Code Amendment that would further limit the areas in which shipping containers could be used as a principal use for the Council’s consideration during a future public hearing.

(e) On November 7, 2019, 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.
Section 2. **CEQA Finding.** The proposed Code Amendment 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 Code Amendment, permitting metal shipping containers in the M-M Zone and adopting development standards for such containers, 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 Conditional Use Permits for metal shipping containers on premises located within the M-M Zone are submitted to the City. The City Council has reviewed the administrative record concerning the proposed Code Amendment and the proposed CEQA exemption, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance 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).

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:

(a) The proposed Code Amendment is consistent with Policy LU-3.12 of the Land Use Element of the City of Jurupa Valley General Plan in that it accommodates the continuation of existing industrial and manufacturing development in areas designated by the General Plan, specific plans, community and town center plans. It also supports goals ES-2 and ES-3 of the Economic Sustainability Element by helping to maintain a sustainable industrial base that supports skilled and professional employment and contributes to the local economy, and being a City with a diversity of commercial enterprises that meet local needs.

Section 4. **Amendment to Subparagraph B., Permitted Zoning and Development Standards, of Section 9.240.510., Metal Shipping Containers.** Subparagraph B., Permitted Zoning and Development Standards, of Section 9.240.510., Metal Shipping Containers, of Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

"B. Permitted zoning and development standards. Placement of metal shipping containers shall be subject to the following limitations:

(1) Metal shipping containers shall not be allowed as a principal use in any zone, except as provided in subsection B.(2) of this section.

(2) Metal shipping containers used in part or in whole as a product or service to be leased or sold to end users for use off-site, including raw material for inventory and finished product when refurbished or modified, shall be permitted in the M-M Zone, provided a conditional use permit has been approved under the provisions of Section 9.240.280, except that the City Council shall be the hearing body, and provided that the metal shipping containers comply with the following development standards:
(a) Metal shipping containers shall not be stacked more than two containers high, or a maximum of twenty (20) feet in height.

(b) Metal shipping containers that are not stacked and do not exceed ten (10) feet in height shall be located a minimum of twenty (20) feet from any public right-of-way.

(c) Metal shipping containers that are stacked shall be located a minimum of sixty (60) feet from any public right-of-way.

(d) Metal shipping container(s) shall be stored within a wholly enclosed building or fully screened by a ten (10) foot high solid decorative wall between any public street and the area where the metal shipping containers are to be located on the site, except that the Planning Commission may approve an alternative design if the applicant demonstrates that:

(i) The metal shipping containers shall be fully screened from public rights-of-way that are elevated less than 15 feet above the project site due to location on the site, topography, placement of other permanent facilities on the site, or any combination screening measures satisfactory to the Planning Commission; and

(ii) Such alternate method of screening is equivalent and will be maintained continuously for the life of the conditional use permit.

Any wall constructed to satisfy this subsection shall be located a minimum of twenty (20) feet from the edge of the street or sidewalk, and a minimum twenty (20) foot wide landscaped buffer shall be provided in the area between the wall and the public street.

(e) An office building in a permanent structure for sales and administrative purposes shall be provided on the same parcel where the metal shipping container business is taking place, and shall meet the development standards of the underlying M-M Zone.

(f) The minimum separation distance between metal shipping containers and buildings or on-site storage shall be per the requirements of the Fire Code of the City of Jurupa Valley, and shall be verified by annual inspections by the County Fire Department and designated city staff. Such inspections shall be subject to an inspection fee as adopted by resolution of the City Council.

(g) Metal shipping containers shall not be located within one thousand (1,000) feet of an existing residential neighborhood or zone.

(3) Metal shipping containers shall be allowed in all zones on a temporary basis when utilized during construction or grading operations for the site where located and when utilized solely for the storage of supplies and equipment that are used for construction or grading on that site.

(4) In commercial and industrial zones, placement of metal shipping containers as an accessory use is permitted provided a site development permit has been approved pursuant to the provisions of Section 9.240.330 or the placement has been approved as
part of an approved site development permit, conditional use permit or public use permit.

(5) In all zones, other than commercial and industrial zones, placement of metal shipping containers is allowed as an accessory use subject to the following development standards:

(a) The minimum lot size shall be five (5) acres.

(b) No more than one metal shipping container shall be permitted on any parcel.

(c) The setback from all property lines shall be a minimum of fifty (50) feet.

(d) Placement shall be to the rear of the main building on the rear half \((1/2)\) of the property.

(e) The metal shipping container shall be fully screened by an opaque fence or fast-growing landscaping. Fencing may not be provided by any type of chain link fencing.

(f) The metal shipping container shall be painted a neutral color.

Section 5. **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 6. **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 7. **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 8. **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 21st day of November, 2019.

______________________________
Brian Berkson
Mayor
ATTEST:

____________________
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. 2019-10 was regularly introduced at a regular meeting of the City Council held on the 7th day of November, 2019 and thereafter at a regular meeting held on the 21st day of November, 2019 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 21st day of November, 2019.

____________________
Victoria Wasko, CMC  
City Clerk
ORDINANCE NO. 2019-17

AN ORDINANCE OF THE CITY OF JURUPA VALLEY
ADDING CHAPTER 8.70, GRADING REGULATIONS, AND
FINDING THAT THE PROPOSED MUNICIPAL CODE
AMENDMENT IS EXEMPT FROM CEQA

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. On September 25, 2019, the Planning Commission of the City of Jurupa Valley held a public meeting on the proposed Ordinance, at which time all persons interested in the proposed Ordinance had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2019-09-25-02, recommending that the City Council approve the proposed Code Amendment set forth in this Ordinance, with modifications.

B. On November 7, 2019, the City Council of the City of Jurupa Valley held a duly noticed public hearing on the proposed Ordinance, 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.

C. All legal preconditions to the adoption of this Ordinance have occurred.

Section 2. Adoption of Chapter 8.70, Grading Regulations. Chapter 8.70, Grading Regulations, is hereby added to the Jurupa Valley Municipal Code to read as follows:

“CHAPTER 8.70. - GRADING REGULATIONS

Sections:
8.70.010 General.
8.70.020 Definitions.
8.70.030 Grading permits.
8.70.040 Grading permit application.
8.70.050 Grading plans.
8.70.060 Erosion Control Plan.
8.70.070 Geotechnical reports.
8.70.080 Fees.
8.70.090 Issuance of grading permit.
8.70.100 Denial of grading permit.
8.70.110 Permit expiration, renewal and suspension.
8.70.120 Security.
8.70.130 Time of grading work.
8.70.140 Import and export of earth material.
Sec. 8.70.010. - General.

A. **Name.** This chapter shall be known as the "Grading Regulations."

B. **Purpose.** The purpose of this chapter is to establish standards regulating the design and construction of building sites and the development of property by grading; to regulate the alteration of the ground surface to protect and preserve the public health, safety and general welfare; to minimize differential settlement and the slipping or sliding of earth; to protect adjacent properties from damage caused by blockage or diversion of natural runoff waters; to require engineering analysis of expansive and corrosive soil conditions, erosion control and drainage; to establish criteria for the design of footings and floor slabs for structures proposed to be erected on parcels of land whose natural topography has been altered; and to establish administrative procedures for the issuance of grading permits, the approval of plans and the inspection of grading construction.

C. **Intent.** It is the intent of this chapter and the erosion control procedures contained within this chapter to regulate grading work as well as to protect environmentally sensitive areas and biological and wildlife resources within and surrounding the city. The procedures established by this chapter and the conditions of approval imposed hereunder through discretionary approvals and permits are intended to accomplish this protection. Notwithstanding the above, in the event the city encounters situations that endanger any environmentally sensitive area or biological and wildlife resource, the Public Works Director is authorized to take all necessary action to protect the environment pursuant to this chapter and other applicable ordinances and laws.
D. Scope. This chapter sets forth rules and regulations to control excavation, grading and earthwork construction, including fills and embankments, and to establish administrative requirements for the issuance of grading permits, the approval of plans and the inspection of grading construction in accordance with the requirements for grading and excavation as contained in California Code of Regulations, Title 24, Appendix Chapter 33 (Uniform Building Code) with deletions, modifications or amendments to meet local conditions, as adopted by Chapter 8.05 of this Code.

Sec. 8.70.020. - Definitions.

For purposes of this chapter, the words and phrases in this section shall have the following meanings, except where the context clearly indicates a different meaning.

Approval means a written professional engineering or geological opinion by the civil engineer of record, the engineering geologist of record or the soil engineer of record, whichever is applicable, concerning the satisfactory progress and completion of the work, unless the code is referring to approval by the Public Works Director.

Approved plans means the current plans and specifications for all grading or clearing, brushing and grubbing or other related work, which contains the Public Works Director’s signature of approval. The term approved plans includes, but is not limited to, any mass grading plan, rough grading plan, precise grading plan, erosion control plan and/or temporary stockpile plan as such plans are set forth and described in this chapter.

As-graded means the surface configuration upon completion of grading.

Bedrock means in-place solid rock or sufficient solid in-place soil and rock to be classified by a registered geologist, soil engineer or civil engineer as bedrock.

Bench means a relatively level step excavated into stable earth material on which fill is to be placed.

Borrow means earth material acquired from an off-site location for use in grading on a site.

CEQA means the California Environmental Quality Act.

Civil engineer means a professional engineer licensed in the State of California authorized to practice in the field of civil engineering, who is listed on the grading permit as the civil engineer of record and who is responsible for preparing, signing, stamping or approving all or a portion of the approved plans and the reports required by this chapter. (Civil engineering is the application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil works for the beneficial uses of mankind. For a complete definition, see Rules of the State Board of Registration for Professional Engineers and Land Surveyors Section 404.)

Clearing, brushing and grubbing means the removal of vegetation (grass, brush, trees and similar plant types) by mechanical means.
Compaction means the densification of a earth by mechanical means.

Earth material means any rock, natural soil or fill and/or any combination thereof.

Engineering geologist means a geologist certified in the State of California to practice engineering geology, who is listed on the grading permit as the engineering geologist of record and who is responsible for preparing, signing, stamping or approving all or a portion of the approved plans and the reports required by this chapter. (Engineering geology is the application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works. For a complete definition, see Rules of the State Board of Registration for Professional Engineers and Land Surveyors Section 404.)

Environmentally sensitive area means any land in a natural condition subject to an open space easement; any natural lake, stream, creek or riparian area; any wildlife habitat area identified in an environmental impact report, initial study or other environmental assessment; or any land determined by the city to be environmentally sensitive with respect to any particular grading activity based on an environmental assessment, initial study, CEQA guidelines or other information in connection with the proposed grading activity.

Erosion means the wearing away of the ground surface as a result of the movement of wind, water and/or ice.

Erosion control system means a combination of desilting facilities and erosion protection, including effective planting and the maintenance thereof, to protect adjacent private property, watercourses, public facilities and receiving waters from deposits of sediment or dust.

Excavation means the mechanical removal of earth material.

Fault means a fracture in the earth's crust along which movement has occurred. A fault is considered active if movement has occurred within the last 11,000 years (Holocene geologic time).

Fill or filling means the deposit of earth material placed by artificial means.

Grade means the vertical elevation of the ground surface, and the following types of grade have the following specific meanings:

1. Existing grade means the ground surface prior to grading;
2. Finish grade means the final grade of the site, which conforms to the approved plans;
3. Natural grade means the ground surface unaltered by artificial means;
4. Rough grade means the stage at which the grade approximately conforms to the approved plans.

Grading means any excavation or filling or combination thereof.
**Grading contractor** means a contractor licensed and regulated by the State of California who specializes in grading or is otherwise licensed to do grading, and who is listed on the grading permit as the grading contractor of record.

**Grading permit** means the official document or certificate issued by the Public Works Director authorizing grading or clearing, brushing and grubbing or other related work as specified in the approved plans. The term grading permit includes any mass grading permit, precise grading permit or rough grading permit issued for the work described in the approved plans.

**Grading plans** means all the following, if required for the work by this chapter: mass grading plan, rough grading plan and/or precise grading plan, as such plans are set forth and described in Section 8.70.050.

**Hillside site** means a site with a natural slope of 10% or more.

**Key** means a designed compacted fill placed in a trench excavated in earth material beneath the toe of a proposed fill slope.

**Keyway** means an excavated trench into competent earth material beneath the toe of a proposed fill slope.

**Mass grading** means grading that is completed on a large scale over a large area prior to rough grading and which when completed is within two vertical feet of the final grade elevations of the site.

**Mass grading permit** means a grading permit issued to complete mass grading work.

**Permittee** means any property owner to whom a grading permit has been issued.

**Precise grading permit** means a grading permit issued on the basis of approved plans that show the precise location of structures, finish elevations and all on-site improvements.

**Rough grading permit** means a grading permit issued on the basis of approved plans that need not show the location of structures, but must show interim building pad drainage to the degree required by the Public Works Director.

**Property owner** means any person, partnership, corporation, or other legal entity having a legal or equitable interest in a given real property.

**Public Works Director** means the Public Works Director for the city. All references in Cal. Code of Regulations Title 24, Appendix Chapter 33 (Uniform Building Code) as adopted by Chapter 8.05 of the Jurupa Valley Municipal Code to "Building Official" shall mean the "Public Works Director" for purposes of this chapter.

**Retaining wall** means a wall designed to resist the lateral displacement of soil or other materials.

**Site** means any lot or parcel of land or contiguous combination thereof, under the same
ownership, where grading is performed or permitted.

*Slope* means any inclined ground surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance or as a percentage ratio of the vertical distance divided by the horizontal distance times 100.

*Slope stability - gross stability* means the factor of safety against failure of the slope material below the surface approximately three to four feet deep measured from and perpendicular to the slope face.

*Slope stability - surficial stability* means the factor of safety against failure of the outer three to four feet of slope material measured from and perpendicular to the slope face.

*Soil* means naturally occurring surficial deposits overlaying bedrock.

*Soil engineer* means a civil engineer registered in the State of California experienced and knowledgeable in the area of soil engineering, who is listed on the grading permit as the soil engineer of record and who is responsible for preparing, signing, stamping or approving all or a portion of the approved plans and the reports required by this chapter. (“Soil engineering” is the investigation and engineering evaluation of earth materials including soil, rock, groundwater and man-made materials and their interaction with earth retention systems, structural foundations and other civil engineering works. The practice involves application of the principles of soil mechanics and the earth sciences and requires a knowledge of engineering laws, formulas, construction techniques and performance evaluation of civil engineering works influenced by earth materials. For a complete definition, see Rules of the State Board of Registration for Professional Engineers and Land Surveyors Section 404.

*Stockpile* means storage for a period not exceeding 12 months for soil that is to be used for sale or a future site development.

*Terrace* means a relatively level step constructed into the face of a graded sloped surface for drainage and maintenance purposes.

*Testing agency* means a facility whose testing operations are controlled and monitored by a registered civil engineer and which is equipped to perform and certify the tests required by this chapter and is approved by the Public Works Director.

*Uniform Building Code (UBC)* means the California Code of Regulations Title 24 as adopted by Chapter 8.05 of this Code.

*Work* means any grading, clearing, brushing or grubbing or any other activity permitted under any approved plan.

**Sec. 8.70.030. - Grading permits.**

A. *Grading permit required.*

(1) *Generally.* No person shall conduct any grading or clearing, brushing and
grubbing on natural or existing grade that is preparatory to grading or land development without first obtaining a grading permit. No person shall conduct any grading or clearing, brushing and grubbing in the following areas without first obtaining a grading permit:

(a) Previously undisturbed land;

(b) Land covered by native vegetation;

(c) Land which has not been used for agricultural purposes for three years immediately prior to the initiation of grading work that is for the purpose of conducting agricultural activities. This section shall not prohibit routine landscape maintenance, the removal of dead or diseased trees or shrubs or the removal of vegetation to eliminate a potential fire hazard upon order of the Fire Marshall.

(2) Responsibility of land owners. No person shall stockpile, deposit or allow the placement or removal of earth material on or from any real property in excess of 100 cubic yards without first obtaining a grading permit.

(a) Borrow site permit. A grading permit which authorizes removal of soil from a site for use elsewhere is subject to conditions which may include, but not limited to, the following items: a plan prepared by a registered civil engineer, an erosion control plan prepared by a registered civil engineer, fencing, hydroseeding and other maintenance requirements. Other conditions may be established, even after the borrow site permit has been issued, in the interest of public health, safety or welfare, as determined by the Public Works Director.

(b) Stockpile permit. A grading permit authorizing temporary storage of soil that is to be used for the future development of the stockpile site where there is no current project for storage of soil, for current or future sale or for some other purpose as stated by the property owner. Stockpile permits shall be valid for a maximum of 12 months after issuance. Requests for stockpile permits shall be reviewed on a case-by-case basis. Such requests may be considered to be the establishment of a business and may require review by other city departments. A stockpile permit is subject to erosion and dust control in compliance with all applicable laws.

(3) Pavement surfacing. No person shall construct pavement surfacing in excess of 6,000 square feet, on natural or existing grade, for the purpose of a private road or driveway or a commercial, industrial or multi-residential parking lot or travel-way without first obtaining a grading permit, unless the need for a grading permit is waived by the Public Works Director or a separate improvement plan for the pavement surfacing has been approved and signed by the Public Works Director. Resurfacing or maintenance of paved surfaces
is exempt from this requirement.

B. **Exemptions.** In addition to the city’s Capital Improvement Program construction projects the following types of work are exempt from the grading permit requirement in this section:

1. An excavation below finish grade for basements and footings of a building, mobile home, retaining wall, swimming pool or other structure authorized by a valid building permit or construction permit. This exemption shall not include any fill made with the material from such excavation, any excavation having an unsupported height greater than five feet after the completion of such structure or any unsupported excavation with vertical banks more than two feet high. This exemption shall not prohibit a minimum fee grading permit or soil or geologic report from being required for foundation design and inspection purposes when, in the opinion of the Public Works Director, stability considerations warrant such inspection.

2. An excavation not exceeding 100 cubic yards on a single site that is less than two feet in vertical depth or that does not create a cut slope greater than five feet in vertical height and steeper than a two to one (2:1) horizontal to vertical ratio.

3. Cemetery graves.

4. Refuse disposal sites controlled by other regulations.

5. Earthwork construction regulated by federal, state, county or city governments or by a local agency. Pipeline or conduit excavation and backfill conducted by local agencies or public utilities. Earthwork construction performed by railway companies. This exemption applies only if the earthwork takes place on property under the control of, or dedicated rights-of-way or easements owned by, the aforementioned public agencies. The exemptions for local agencies described in this subsection shall apply only to the extent exempted by Government Code Sections 53090 through 53095.

6. Excavation and backfill for the installation of underground utilities by public utility companies operating under the authority of a franchise or rights-of-way agreement.

7. Mining, quarrying, excavating, processing or stock-piling of rock, sand, gravel, aggregate or clay authorized and conducted in accordance with applicable state and local laws, provided such operations do not affect the lateral support or increase the stresses in or pressures upon any adjacent or contiguous property or alter the orientation of natural water courses which may result in adverse changes on adjoining property.

8. Exploratory excavations under the direction of a soil engineer, engineering geologist, archaeologist or paleontologist, provided all excavations are
properly backfilled and compacted or otherwise restored.

(9) A fill not exceeding 100 cubic yards on a single site that is less than one foot in depth, that does not obstruct a drainage course and that is placed on natural grade with a slope flatter than a five to one (5:1) horizontal to vertical ratio.

(10) A fill less than three feet in depth, not intended to support structures or mobile homes, that does not exceed 100 cubic yards on a single site and does not obstruct a drainage course.

(11) Clearing, brushing and minor grading for agricultural purposes provided such operations do not affect the lateral support or increase stresses in or pressures on any contiguous property or alter the orientation of natural water courses which may result in adverse changes on nearby or adjoining property or result in the dumping of organic or hazardous waste not regulated by law. This exemption includes, but is not limited to, contour grading to provide for orchard planting, minor leveling not exceeding three vertical feet of either excavation or fill for row crops, installation of irrigation systems and temporary stockpiling of fertilizer or other agricultural materials. Applicants must provide an approved Agricultural Grading/Clearing Certificate from the United States Department of Agriculture with the Building Official prior to commencing grading in order to qualify under this exemption.

C. Additional regulations. Unless otherwise exempt, all excavations and trenches are subject to the applicable sections of the State of California, Division of Safety or Cal-OSHA.

Sec. 8.70.040. - Grading permit application.

A. Contents. The application for a grading permit shall be made in a form and manner prescribed by the Public Works Director. A grading permit application shall consist of the following items completed and signed by the applicant or an authorized representative, unless otherwise specified by the Public Works Director:

(1) Application form;

(2) Four sets of approved grading plans as required by and set forth in Section 8.70.050;

(3) Two sets of erosion control plans as required by and set forth in Section 8.70.060;

(4) Two copies of the geotechnical reports as required by and set forth in Section 8.70.070;

(5) Copy of Notice of Intent (NOI) receipt from the State of California Regional Water Quality Control Board (if applicable);
(6) Additional reports or data as may be required by the Public Works Director;

(7) Payment of all applicable fees.

B. **Environmental review.** Any application for a grading permit shall comply with the requirements of the California Environmental Quality Act and implementing regulations and other applicable laws and ordinances, including without limitation, the Western Riverside County Multispecies Habitat Conservation Plan (“MSHCP”).

**Sec. 8.70.050. - Grading plans.**

A. **Generally.** Unless waived by the Public Works Director, all grading plans accompanying an application for a grading permit shall conform to the following requirements:

(1) Grading plans shall be approved and signed by the civil engineer, and if determined necessary by the Public Works Director, approved and signed by the soils engineer and the engineering geologist;

(2) Grading plans shall be prepared at a minimum 40:1 scale on standard D size (24 inch by 36 inch) sheets with a standard city title block and shall be drawn in ink;

(3) Grading plans shall show the original and designed finish contours, spot elevations, building pads, public improvements, slope ratios, proposed drainage facilities, protective fencing, retaining walls and any structures or buildings on adjacent properties within 100 feet of the common property lines;

(4) Grading plans shall be accompanied by supporting data consisting of a soils engineering report, engineering geology report, and, to the extent applicable, documentation of compliance with the MSHCP;

(5) Grading plans shall be drawn to engineering scales as approved by the Public Works Director;

(6) The title sheet of the grading plans set shall contain the names, addresses and phone numbers of the property owner, the civil engineer responsible for preparation of the grading plans, the soil engineer and the engineering geologist, including registration numbers. The title sheet shall also contain a location map for the project site;

(7) A statement of quantities shall be furnished, giving the estimated cubic yards of excavation and fill. Also, types of ditches and down drains, lineal feet and sizes of various types of pipe, the amount of rock to be used for rip-rap or slope protection, the lineal feet of fencing and any other pertinent information useful in determining the extent of the proposed work, as may be required by
the Public Works Director; and

(8) Grading plans shall show, if applicable, scaled sections of all stabilization fills, buttress fills, keyways and benching for fill placement recommended by the soil engineer. In addition, the soil engineer shall review and approve this portion of the plan.

B. Mass grading plan & rough grading plan. In addition to the information required by subsection (A) of this section, an application for a mass grading permit or rough grading permit shall include, but is not limited to, the following information:

(1) Vicinity map of the site;

(2) Property limits clearly labeled or otherwise identified, surveyed contours of existing ground and details of terrain and area of drainage a minimum of 100 feet beyond the property limits (spot elevations may be used on flatland sites);

(3) Prominent existing or natural terrain features;

(4) Location of all easements within the grading limits;

(5) Limiting dimensions, elevations of finish contours to be achieved by the grading, proposed drainage devices and related construction;

(6) Details (plan and section) of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with or as part of the proposed work;

(7) Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent property owners which may be affected by the proposed grading work;

(8) If the grading project includes the movement of 500 cubic yards or more of earth material to or from the site, the permittee shall submit a haul route for review and approval by the Public Works Department. The haul route may be submitted at the pre-grading meeting; however, hauling on public streets shall not commence until approval of the haul route by the Public Works Department. The Public Works Department may prescribe as a condition of the grading permit and submitted haul route, alternate routes or special requirements in consideration on the possible impact on the adjacent community or the environment or the effect on the public right-of-way itself;

(9) Additional plans, drawings, calculations, environmental impact information or other reports and information required by the Public Works Director.

(10) Stockpile or borrow grading plans shall include all items described above except for surveyed contours of existing and future ground elevations.
C. **Precise grading plan.** In addition to the information required by subsections (A) and (B) of this section, an application for a precise grading permit shall include, but is not limited to, the following information: the footprint or allowable building area of all proposed structures (including appurtenances), setback distances between structures and top or toe of slopes, setback distances between structures and property lines, detailed finish grade and finish floor elevations, flow lines for lot drainage, including spot elevations for the drainage swales, details for building footings and side yard swale relationship (including extra height of or deepened footings) and all proposed PCC flatwork and PCC/AC driveways.

D. **Grading plan correction sheet.** A grading plan standards and correction sheet which is used as the basis for checking grading plans is available from the Public Works Department which identifies the items typically required on grading plans depending on site conditions.

E. **Grading plan check and approval.** All grading plans submitted to the city shall be checked for conformance with, and no grading plans shall be approved unless the grading plans conform with, the following: the city’s General Plan, this chapter and other applicable provisions of the code, any applicable conditions of approval or specific plans, other rules and regulations of the city, all applicable federal and state requirements, Title 24 of the California Code of Regulations accessibility requirements, city technical requirements and grading plans requirements and any other requirements applicable to the development project.

**Sec. 8.70.060. - Erosion control plan.**

A. **Plan required.**

(1) Unless waived by the Public Works Director, all work requiring a grading permit shall be required to have an approved Erosion Control Plan. If the requirement for an Erosion Control Plan has been waived, the Public Works Director may still require the installation of temporary and/or permanent erosion control devices or methods to control erosion and provide safety during grading.

(2) No activity authorized under a grading permit shall be conducted between October 1 and May 31 unless an Erosion Control Plan has been approved or the Public Works Director has waived the requirement for an Erosion Control Plan.

(3) The requirement for an Erosion Control Plan may be waived for grading on single residential lot projects, provided that an erosion control system, approved by the Public Works Director, is installed, placed, planted or constructed before October 1.

(4) An Erosion Control Plan is required for a project if the Public Works Director determines that erosion or sediment discharge from the project could adversely affect adjacent properties.
An approved Erosion Control Plan from the previous year shall be updated and submitted for approval, if necessary, prior to October 1 to reflect any changed conditions where the grading or other land disturbance activity is continuing. Updating of the Erosion Control Plan will also be required for phases of construction not covered by any previously approved Erosion Control Plan.

All Erosion Control Plans must be approved and erosion control devices installed and certified and inspected as being properly constructed by the civil engineer. Sediment control must be continuously maintained throughout the construction process.

B. Contents of Erosion Control Plans. An Erosion Control Plan shall include, but is not limited to, the following information:

1. Details of all protective measures, including desiltation basins or other temporary drainage or control measures or both, necessary to implement and satisfy the applicable requirements and standards set forth in Section 8.70.280 and necessary to protect adjoining public or private property from damage by erosion, flooding or mud and/or debris deposits which may originate from the site or result from the grading work;

2. A 24 hour telephone number of the person responsible for performing emergency erosion control work;

3. The stamp and signature of the civil engineer who prepared the Erosion Control Plan;

4. The erosion control general notes (copies available for the Public Works Department - Land Development Division);

5. Identification of all desilting and erosion protection facilities necessary to protect adjacent property from sediment deposition;

6. Identification of the streets and drainage devices that will be completed and paved by October 1;

7. Provision for the placement of gravel bags, slope planting or other measures to control erosion from all slopes above and adjacent to roads open to the public;

8. Provision for maintaining access to desilting facilities during wet weather;

9. A schedule for the construction and ongoing maintenance of all required erosion and sediment control facilities;

10. Identification of discharge points where concentrated runoff occurs.
C. Review and approval.

(1) Erosion Control Plans shall be submitted for review to the Public Works Director concurrent with the grading permit application or with submittal of the grading plans, unless otherwise waived by the Public Works Director.

(2) All Erosion Control Plans submitted for review shall be accompanied by the following: payment of the plan-checking fees, two reproducible or digital copies of the Erosion Control Plan and bond estimate for security.

(3) No Erosion Control Plan shall be approved unless the Erosion Control Plan complies and implements all applicable standards and requirements set forth in this section and Section 8.70.280.

Sec. 8.70.070. - Geotechnical reports.

A. Generally. Each geotechnical report shall be prepared in accordance with this section and as well as the current County of Riverside’s Technical Guidelines for Review of Geotechnical and Geologic Reports, as may be revised by the City Council. Each geotechnical report shall be approved by the Public Works Director. The Building Official may also require a soil engineering report or additional information related to the building structure in accordance with the UBC. Recommendations contained in the approved reports shall be incorporated into the grading plans and shall become conditions of the grading permit.

B. Soil engineering report. Unless waived by the Public Works Director, a soil engineering report shall be prepared and submitted for any grading permit application associated with any residential, commercial, industrial or similar development project. The soil engineering report shall include information and data regarding the nature, distribution and physical and chemical properties of existing soils, conclusions as to the adequacy of the site for the proposed grading, recommendations for general and corrective grading procedures, detailed information for the location of recommended stabilization fills or buttress fills, foundation and pavement design criteria and shall provide other recommendations as determined necessary by the Public Works Director.

C. Engineering geology report. An engineering geology report shall be prepared and submitted for any grading permit application associated with any development on a hillside site where geologic conditions are determined by the Public Works Director to have a substantial effect on existing and/or future site stability. This requirement may be extended to other sites as required by the Public Works Director. The engineering geology report shall include a comprehensive description of the site topography and geology including, where necessary: a geologic map; an opinion as to the adequacy of the proposed development from an engineering geologic standpoint; and opinion as to the extent known or as reasonably should be known how instability on adjacent properties may adversely effect the project; a description of the field investigation and findings; conclusions regarding the effect
of geologic conditions on the proposed project; and specific recommendations for modifications to the grading plans, corrective grading and/or special techniques and systems to facilitate a safe and stable development. The engineering geology report shall also provide other recommendations as necessary for the project grading and development. The engineering geology report may be combined with the soil engineering report.

D. **Seismicity report.** Unless waived by the Public Works Director, a seismicity report may be required for any grading permit application associated with any residential, commercial, industrial or similar development project. A seismicity report shall be required as a condition of development for all essential facilities, as defined in the Uniform Building Code, or as determined by the Public Works Director, Building Official or Planning Director. Additionally, grading permit applications for sites containing earthquake-sensitive earth materials and/or sites that are located on or near potentially active or active faults are required to submit a seismicity report as a condition for issuance of a grading permit. The report shall be prepared by an engineering geologist, a geophysicist or a civil engineer with expertise in earthquake technology and its application to buildings or other civil engineering works. The scope of the report shall be commensurate with the proposed development and shall reflect the latest available and accepted technological recommendations related to seismicity. The minimum acceptable pseudostatic slope stability factor of safety shall be 1.1 and the minimum acceptable surficial stability factor of safety shall be 1.5. The seismicity report may be combined with the soil and engineering geology reports.

**Sec. 8.70.080. - Fees.**

A. **Plan-checking fee.** Before accepting any grading plans, Erosion Control Plan or geotechnical reports for review and approval, the Public Works Director shall collect a plan-checking fee for each type of review and approval. Separate grading permits shall be issued and separate fees shall apply to retaining walls or major drainage structures. The amount of the plan-checking fee shall be established by resolution of the City Council. A per sheet plan-check fee is required for all minor plan-check revisions.

B. **Grading permit fee.** Before issuing a grading permit, the Public Works Director shall collect a grading permit fee. The amount of the grading permit fee shall be established by resolution of the City Council.

**Sec. 8.70.090. - Issuance of grading permit.**

A. **Other approvals required before issuance.** No grading permit for any development project requiring the approval of the Planning Commission, City Council or city staff shall be issued until the development project has been approved, and such approval includes approval of a grading concept. All discretionary approvals required by the code for the development project with which the grading permit application is associated must be obtained prior to issuance of the grading permit.
All approvals required for the development project or the grading work by other city departments or outside agencies shall be the responsibility of and obtained by the applicant prior to issuance of the grading permit.

B. *Environmentally sensitive areas.* No grading permit for any work within 100 feet of an environmentally sensitive area shall be issued between October 1 to May 31 without prior approval by the Planning Director, except grading permits for the construction and maintenance of erosion control systems, as approved by the Public Works Director.

C. *Grading security.* No grading permit shall be issued unless and until the applicant posts the applicable security required under Section 8.70.120.

D. *Terms of grading permit.* The grading permit shall contain such terms, conditions and restrictions as are necessary to implement the applicable provisions of this chapter and the code and state or federal law applicable to the work to ensure the work is performed in accordance with the approved plans and geotechnical reports and to protect the public health, safety and welfare.

E. *Responsibility of permittee.* It shall be the responsibility of the permittee to be knowledgeable of and comply with the conditions and/or restrictions of the grading permit as outlined in applicable provisions of this chapter and as contained on the approved plans and in the approved geotechnical report(s). It shall also be the responsibility of the permittee to be knowledgeable with the obvious and accessible location on the site and maintain an on-site copy of the approved plans bearing the stamp or signature of approval by the Public Works Director.

**Sec. 8.70.100 - Denial of grading permit.**

A. *Generally.* The grading permit shall be denied if the proposed work cannot be designed or performed in accordance with this chapter and any other applicable ordinances, rules, regulations or conditions.

B. *Creation of hazard.* The grading permit shall be denied if the proposed work may constitute a hazard to property, result in debris being deposited on any public street or public way or interfere with any existing drainage course. If it can be shown to the satisfaction of the Public Works Director that the hazard can be sufficiently mitigated by the construction of retaining structures, buttress fills, drainage devices or by other means, the Public Works Director may issue a grading permit with the condition that such mitigation measures be performed.

C. *Geologic or flood hazard.* The grading permit shall be denied if the land area for which grading is proposed is subject to geological or flood hazard to the extent that no reasonable amount of corrective work can eliminate or sufficiently reduce the hazard to human life or property.

**Sec. 8.70.110 - Permit expiration, renewal and suspension.**
A. **Issuance and completion of work.** Every grading permit shall be valid for a period of 180 days from the date of issuance. The Public Works Director may extend the 180 day time period for up to three successive periods of 180 days each, upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented completion of the grading.

B. **Suspension of construction or abandonment of work.** Every grading permit shall expire by limitation and become null and void if the work authorized by the grading permit is not commenced within 180 days from the original date of issuance. Every grading permit shall expire if the work authorized by such permit is suspended for a continuous period of 180 days or if the site is abandoned at any time after work has commenced.

C. **Renewal.** If a grading permit expires, upon written request and justification from the permittee within 30 days of the expiration, the Public Works Director may renew the grading permit provided that the total elapsed time has not exceeded the time limits allowed for a grading permit under subsection (A) of this section.

D. **Changed conditions.** The Public Works Director may order the suspension of any work authorized by a grading permit upon determination that the weather, soil, slope or general site conditions may cause serious accelerated erosion or sediment damage either on-site or downstream from the site. Any suspension of work ordered by the Public Works Director shall toll the time limits applicable to the grading permit.

E. **Change of ownership.** Grading permits shall automatically be suspended upon a change of ownership, until such time as the new owner obtains a new permit with the revised ownership information or until such time as the applicant provides new ownership information and a letter of consent for the grading operations from the new owner. There shall be no additional fee for the grading permit issued to the new owner, provided no changes to the approved plans are requested that generate additional staff work.

**Sec. 8.70.120. - Security.**

A. **Requirement for security.** Prior to issuance of a grading permit, the security required by this section shall be posted with the city. The security shall guarantee, and the city shall have the right to draw upon such security to satisfy, the following:

1. Compliance with all applicable provisions of this chapter and the code, state and federal law and other applicable ordinances, rules and regulations of the city;

2. Compliance with any and all terms and conditions of the grading permit and all approved plans;

3. Completion of the work authorized under the grading permit and the erosion control system(s) to the satisfaction of the Public Works Director and in
accordance with the approved plans;

(4) Completion of all emergency and routine maintenance and repair of the erosion control system(s) to insure the continuous integrity of the system(s) to the satisfaction of the Public Works Director and as may otherwise be required by this chapter;

(5) Restoration and repair of public streets or other public property adversely impacted or damaged or the mitigation of any hazardous condition created by any activity of the permittee or agent of the permittee or any erosion from any site associated with the grading work.

B. Amount and form of security. The amount of the security shall be equal to 30% of the total estimated cost of the work authorized by the grading permit, plus 100% of the total estimated cost of the erosion control system(s) required by the Erosion Control Plan. The permittee’s estimate of the cost shall be based on the established unit costs available from the city and shall be subject to the review and approval by the Public Works Director. At least 25% of the required security shall be in cash and shall be deposited with the Public Works Director. The remainder of the erosion control security shall be subject to the approval of the Public Works Director and City Attorney and consist of one or more of the following:

(1) Cash deposit;

(2) Surety bond;

(3) Certificate of deposit;

(4) Letter of credit, in city format, from one or more local financial institution(s) subject to regulation by the state or federal government.

C. Failure to maintain security. If a permittee fails to maintain the security required by this section, the Public Works Director may revoke the permittee's grading permit without prior notice to the permittee. Any such revocation shall be in writing.

D. Replenishment of cash deposit. The Public Works Director shall notify the permittee of any withdrawal from the permittee’s cash deposit. If the costs exceed the balance of the permittee’s funds on deposit, the Public Works Director shall cause an invoice to be sent to the permittee demanding payment of the amount by which the costs exceed the permittee’s deposit. The permittee shall, within ten days of receipt of such invoice, deposit with the Public Works Director that amount of cash necessary to bring the permittee’s deposit up to its original balance. If the permittee fails to pay such amount in full within 30 days from the date of the invoice, the permittee’s grading permit shall be automatically revoked. Renewal of the grading permit shall not be completed until the invoice is paid in full. No final grading inspection shall be completed until the permittee has fully satisfied all monetary obligations to the city imposed pursuant to this subsection (D).
Additionally, no further construction permits, including, but not limited to, building permits or occupancy permits, shall be issued until such monetary obligations are fully satisfied.

E. **Release of security.**

1. On June 1 of each year, or at the end of the actual rainy season (as determined by the Public Works Director), whichever occurs later in time, the Public Works Director may release the amount of security posted to guarantee erosion control system(s), upon receipt of a written request for such release by the permittee.

2. The Public Works Director may require the security posted for permittee’s erosion control system(s) to remain on deposit with the city throughout the grading of the project and not be released until completion of the landscaping improvements for the associated development project if the Public Works Director determines that due to the nature, configuration or location of the development project it is in the best interest of the city to retain the erosion control security until the landscaping improvements are complete.

3. Security posted to guarantee all work authorized under the grading permit, other than the erosion control system(s), shall be released upon inspection and approval of the work by the Public Works Director, except where the work is performed in conjunction with a subdivision or parcel map approval, in which case the security shall be released upon receipt of the warranty surety and acceptance of the final subdivision or parcel map by the City Council.

4. The Public Works Director shall not release a permittee’s security if the permittee has an outstanding monetary obligation to the city or if cleanup or repair of public streets or other public property for which the permittee is responsible has not been completed to the satisfaction of the Public Works Director.

**Sec. 8.70.130. - Time of grading work.**

Grading and equipment operations shall only be completed between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday, excluding holidays. No work will be permitted on Sundays and City holidays. Grading work or equipment operations may be permitted before or after the allowable hours of operation if the Public Works Director determines that such operations are not detrimental to the health, safety or welfare of residents or the general public. Permitted hours of operations may be shortened if the Public Works Director determines that the grading work or equipment operations have an adverse effect on the health, safety or welfare of the surrounding community.

**Sec. 8.70.140. - Import and export of earth material.**

Where an excess of 500 cubic yards of earth material for a project site is transported over public roadways to or from the project site as part of the grading work shall be in accordance with

Sec. 8.70.150. - Reserved.

Sec. 8.70.160. - Reserved.

Sec. 8.70.170. - Dust control.

Any person conducting any grading work or moving any earth material shall be responsible for controlling the dust from such activities at all times. The property owner, grading contractor and permittee shall all be responsible for implementing any and all Best Management Practices (BMPs) for all grading and earth-moving operations in accordance with the National Pollutant Discharge Elimination System (NPDES) and as required by South Coast Air Quality Management District (SCAQMD).

Sec. 8.70.180. - Protection of adjoining property.

A. Each adjacent property owner is entitled to the lateral and subjacent support which his or her land receives from the adjoining land. Any person making an excavation shall use ordinary care and skill in making the excavation and shall take all necessary steps to protect the adjacent property from possible damage resulting from the excavation.

B. Any property owner or lessee intending to permit or to make an excavation greater than ten feet in depth within 15 feet of his or her property line(s) shall give reasonable notice to the property owner(s) of land abutting the property line(s) affected by such excavation, stating the depth for which such excavation is intended to be made and when the excavation will begin.

Sec. 8.70.190. - Cuts.

A. Cut slopes shall be no steeper than a two to one (2:1) horizontal to vertical ratio. In special circumstances where no evidence of previous instability exists, and when recommended in the soil engineering report and approved by the Public Works Director, slopes may be constructed to a maximum one and one-half to one (1.5:1) horizontal to vertical ratio. In no case shall slopes steeper than a 2:1 slope ratio be approved if a 2:1 slope ratio or flatter is required as a condition of approval for the development project with which the slope is associated.

B. A slope stability analysis shall be included in all soil engineering reports for all slopes steeper than a 2:1 slope ratio and for all slopes exceeding 20 feet in height regardless of the slope ratio. The soil engineer shall consider slope stability (both gross and surficial stability) and provide a written statement approving the slope stability. In addition, the soil engineer shall recommend alternate methods of construction or compaction requirements necessary for surficial slope stability.

Sec. 8.70.200. - Fills.
A. Fill slopes.

(1) Fill slopes shall not be constructed steeper than a two to one (2:1) horizontal to vertical ratio, or where the base (toe) of the fill slope would be within 12 feet horizontally of the top of a cut slope, unless evidence is submitted by the soil engineer or the engineering geologist which indicates the stability of the slope is adequate and the proposed slope is approved by the Public Works Director.

(2) In special circumstances where no evidence of previous instability exists, and when recommended in the soil engineering report and approved by the Public Works Director, slopes may be constructed steeper than a 2:1 slope ratio.

(3) In no case shall slopes steeper than a 2:1 slope ratio be approved if a 2:1 slope ratio or flatter is required as a condition of approval for the development project with which the slope is associated.

(4) A slope stability analysis shall be included in all soil engineering reports for all slopes steeper than a 2:1 slope ratio and for all slopes exceeding 20 feet in height regardless of the slope ratio. The soil engineer shall consider slope stability (both gross and surficial stability) and provide a written statement approving the slope stability. In addition, the soil engineer shall recommend alternate methods of construction or compaction requirements necessary for surficial slope stability.

B. Preparation of ground.

(1) The ground surface shall be prepared to receive fill by removing vegetation, non-complying fill, topsoil and other unsuitable materials and by scarifying to provide a bond with the new fill. Where existing slopes exceed five feet in height and/or are steeper than a five to one (5:1) horizontal to vertical ratio, the ground shall be prepared by benching into sound bedrock or other competent or formational material, as determined by the soil engineer and approved by the Public Works Director. The lowermost bench beneath the toe of a fill slope shall be a minimum of ten feet in width. The ground surface below the toe of fill shall be prepared for sheet flow runoff or an appropriate drainage system shall be provided. French drains may also be required at the toe of fill slopes if determined necessary by the Public Works Director.

(2) Where fill is to be placed over a cut slope, the bench under the toe of the fill shall meet the approval of the soil engineer or the engineering geologist as suitable foundation for the fill. Unsuitable soil is soil that is not dense, firm or unyielding; soil that is highly fractured; or soil that has a high organic content; and in the opinion of the soil engineer or the engineering geologist the soil is not competent to support other soil or fill, to support structures or to satisfactorily perform the other functions for which the soil is intended.

C. Fill material. Detrimental amounts of organic material shall not be permitted in
fills. Except as outlined below, no rock or similar irreducible material with a maximum dimension greater than 12 inches shall be buried or placed in fills. The Public Works Director may permit the placement of larger rock in fill when the soil engineer properly devises a method of placement, continuously inspects placement and approves the fill stability and competency. The following conditions shall also apply to the placement of all fill material:

(1) Prior to issuance of a grading permit, potential rock disposal area(s) shall be identified on the grading plans;

(2) Rock sizes greater than 18 inches shall be placed a minimum of six feet below grade, measured vertically or ten feet measured horizontally, from any slope face except rocks placed in a proposed public right-of-way, which shall be placed a minimum of 20 feet below grade or as approved by the Public Works Inspector, but in no case shall be in conflict with future utility lines;

(3) Rocks sizes greater than 12 inches shall be placed so as to be completely surrounded by soil. No nesting of rocks will be permitted.

D. Compaction. All fills shall be compacted to a minimum of 90% of the maximum density as determined by ASTM D1557. Sufficient maximum density determinations by test method ASTM D1557 shall be performed during the grading work to verify that the maximum density curves used are representative of the material placed throughout the fill. Field density tests shall be performed in accordance with ASTM D1556, or equivalent, as approved by the Public Works Director. At least 25% of the total tests shall be by ASTM D1556 to verify the accuracy of the equivalent method. All such tests shall be uniformly distributed within the fill area and/or fill slope surface area in order to obtain representative results. The location of the field density tests shall be determined by the soil engineer or the testing agency, but shall be sufficient in both horizontal and vertical placement to provide a representative testing of all fill placed. Testing in areas of a critical nature or special emphasis shall be in addition to a network of representative sampling. At least 20% of the field density tests performed during grading shall be located within three feet of the final slope location, and at least one density test shall be taken in the outer 12 inches of the finished slope face for every 5,000 square feet of slope area. “ASTM D1557” and “ASTM D1556” shall mean the most current versions of such standards and any successors to such standards.

E. Buttress/stabilization fills. Recommendations for buttress/stabilization fills by the soil engineer shall be included in the soil engineering report and shall set forth the soil or geologic factors necessitating the buttress/stabilization fill, stability calculations based on both static and pseudo static conditions, (analysis of pseudo static loads are not normally needed when the bedding planes are flatter than 12 degrees from horizontal), laboratory test data upon which the calculations are based, a copy of the approved grading plans showing the location of the buttress/stabilization fill a scaled section of the buttress/stabilization fill and recommendations with details of subdrain requirements.
F. Utility line backfill.

(1) Backfill for utility line trenches in the public right-of-way, including, but not limited to, water, sewer, gas, electrical, telephone and cable television utility line trenches shall be compacted to a 95% relative density. Backfill for onsite utility line trenches that affect the stability of foundations or other structures are located in parking lots or areas used by the general public or are in sloping surfaces steeper than a ten to one (10:1) horizontal to vertical ratio and which utilize onsite material as backfill shall be compacted and tested in accordance with this section. Alternate materials and methods for utility line trench backfill may be used provided that the material specification and method of placement are recommended by the soil engineer and approved by the Public Works Director prior to backfilling.

(2) Utility line trench backfill for on-site areas other than those stated above do not need specific placement method or compaction criteria, but shall be sufficiently compacted to preclude differential settlement. In no case shall this subsection be construed to mean utility line trench backfill within any public rights-of-way.

(3) The final utility line trench backfill report from the project soil engineer shall include a statement of compliance by the soil engineer that the tested backfill is suitable for the intended use and that all tested areas meet the compaction requirements set forth in this section.

Sec. 8.70.210. - Hazardous conditions.

A. A hazardous condition exists when any earth material, natural slope, excavation, fill or drainage device is situated on private property in such a manner that creates a risk of injury to persons or property, creates a danger to public safety or endangers the safety, usability or stability of adjacent property, structures or public facilities. The maintenance of any hazardous condition shall constitute a public nuisance.

B. The Public Works Director, or any official authorized to enforce this code, may examine, or cause to be examined, every reported or alleged hazardous condition.

C. Upon determining the existence of a hazardous condition, the Public Works Director or other official authorized to enforce the code shall provide written notification to the property owner describing the hazardous condition and requiring mitigation of the hazardous condition within a reasonable time given the risks created by the hazardous condition. The property owner shall comply with the mitigation requirements set forth in the notice. In the event that the required mitigation is not completed within the period specified in the notice, the city may exercise any available legal remedy to correct the hazardous condition.

Sec. 8.70.220. - Setbacks.

A. General. The setbacks and other restrictions specified by this section are minimum
and may be increased by the Public Works Director or Building Official or by the recommendation of the civil engineer, the soil engineer or the engineering geologist, if necessary for safety and stability, to prevent damage to adjacent properties from deposition or erosion or to provide access for slope maintenance and drainage. Retaining walls may be used to reduce the required setbacks when approved by the Public Works Director. All setbacks required by this section shall comply with all applicable zoning requirements under Title 9 of the code. If the zoning setback requirements exceed the setback requirements in this section, the zoning setbacks shall govern.

B. *Design standards for setbacks.*

(1) The tops and toes of slopes shall be setback from the outer boundaries of the grading permit area, including easements, in accordance with Figures A and B of this section.

(2) Setbacks between graded slopes (cut or fill) and structures shall be provided in accordance with Figures A and B of this section.

(3) A usable side yard of at least five feet from any building wall shall be provided to the top or toe of a slope unless waived by the Public Works Director.

(4) Lot lines shall be located at the top of slopes whenever possible.

**FIGURE A**

**TABLE A-1 MINIMUM SETBACK FROM ADJACENT SLOPE**

<table>
<thead>
<tr>
<th>H (Height-Ft)</th>
<th>a</th>
<th>b</th>
<th>c</th>
<th>d</th>
<th>e</th>
</tr>
</thead>
<tbody>
<tr>
<td>0&lt;6</td>
<td>2'</td>
<td>5'</td>
<td>3'</td>
<td>5'</td>
<td>3'</td>
</tr>
<tr>
<td>6’ to 14’</td>
<td>H/2 or 5’ (max)</td>
<td>5’</td>
<td>H/2</td>
<td>H/2 (5’ min)</td>
<td>3’</td>
</tr>
<tr>
<td>14’ to 30’</td>
<td>5’</td>
<td>H/2 (10’ max)</td>
<td>H/2</td>
<td>H/2 (10’ max)</td>
<td>6’</td>
</tr>
</tbody>
</table>
Notes:
1. PL means property line. PB means permit boundary. MS means manufactured surface.
2. Table A-1 applies to manufactured slopes and 2:1 (or steeper) natural slopes. Setbacks from natural slopes flatter than 2:1 shall meet the approval of the Public Works Director.
3. "b" may be reduced to a five foot minimum if an approved drainage device is used; roof gutters and downspouts may also be required.
4. "b" may be reduced to less than five feet if no drainage is conveyed on one side and if roof gutters are included.
5. If the slope between "a" and "b" is replaced by a retaining wall, "a" may be reduced to zero and "b" shall remain as shown in Table A-1. The height of the wall shall be governed by zoning regulations.
6. "b" shall be measured from the face of the structure to the top of the slope.
7. "d" is measured from the lower outside edge of the footing, along a horizontal line to the face (daylight) of the slope. Under certain circumstances, "d" may be reduced as recommended in a soils report and approved by the Building Official.

FIGURE B

<table>
<thead>
<tr>
<th>H (Height - Feet)</th>
<th>Hw (Height of wall)</th>
<th>f</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 6'</td>
<td>3' maximum</td>
<td>5' minimum</td>
</tr>
<tr>
<td>6' to 8'</td>
<td>4'</td>
<td>5' minimum</td>
</tr>
<tr>
<td>8' to 10'</td>
<td>5'</td>
<td>5' minimum</td>
</tr>
<tr>
<td>10' to 12'</td>
<td>6' (see note 3)</td>
<td>6'</td>
</tr>
</tbody>
</table>
Notes:

1. The use of a retaining wall to reduce setbacks must be approved by the Public Works Director.

2. In limited situations, "f" may be reduced to zero feet if allowed by the Planning Director and if the Building Official approves a combination structure/retaining wall after submittal and review of structural calculations from a registered Civil Engineer or Structural Engineer and after the Public Works Director approves any necessary drainage devices.

3. "Hw" is the height of the retaining wall measured from the top of the footing to the top of the wall. The maximum height of retaining walls for developer initiated projects shall be four feet unless otherwise approved by the Planning Department. Wall heights greater than six feet may also be approved on a case-by-case basis as approved by the Public Works Director.

Sec. 8.70.230. - Drainage and terracing.

A. General. Unless otherwise noted on the approved plans, drainage facilities and terracing of graded slopes shall conform to this section, to the currently adopted city design standards and to the city’s Standard Plan No. 220-4.

B. Terraces.

(1) Terraces at least eight feet in width shall be established at not more than 30 foot vertical intervals on all cut or fill graded slopes in order to control surface drainage and debris. Where only one terrace is required, it shall be at the mid-height of the slope. Terrace widths and spacing for cut and fill slopes greater than 120 feet in height shall be designed by the civil engineer based upon recommendations of the soil engineer and approved by the Public Works Director. Suitable access shall be provided to all terraces to permit proper cleaning and maintenance.

(2) Terrace drains shall have a minimum gradient of 2% unless waived by the Public Works Director. Terrace drains shall have a minimum depth at the deepest point of no less than one foot and a minimum paved width of at least three feet and shall be designed to accommodate all runoff created by the cut or fill slope as well as any tributary runoff which enters the terrace drain.

C. Subsurface drainage. Cut and fill slopes shall be provided with subsurface drainage as necessary for stability and as recommended by the soil engineer or the engineering geologist.

D. Storm water discharge. All drainage facilities shall be designed to carry storm water runoff to the nearest practicable drainage way approved by the Public Works Director and any other appropriate jurisdiction as an acceptable and safe location to deposit such runoff. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down drains, energy dissipaters or other
devices approved by the Public Works Director.

E. **Interceptor drains.** Concrete interceptor drains (brow ditches) shall be installed along the top of all cut slopes where the tributary drainage area above the cut slope drains toward the cut slope, unless waived by the Public Works Director. The slope gradient for the interceptor drain shall be the same as for terrace drains or as approved by the Public Works Director.

F. **Storm water runoff.** Storm water runoff shall not be allowed to flow over cut or fill slopes which are greater than a five to one (5:1) vertical to horizontal ratio, but shall be provided for as follows:

(1) Wherever practicable, each lot shall be graded so that storm water will drain from the backyard through the side yard and front yard directly to the abutting street or toward approved drainage facilities at a gradient of not less than 1%. Wherever practicable, drainage shall not be directed across other lots or over cut or fill slopes;

(2) When the provisions in the above subsection are not practicable, as determined by the Public Works Director, storm water shall be collected along the top of slopes or at the rear of graded lots by means of paved gutters and/or French drains (gravel filled trench or trench with perforated pipe) and carried to properly sized outfall or area drains which shall also serve as erosion control devices. Such drainage shall not be allowed to drain across the surface of sidewalks or parkways. Asphalt concrete may not be used for any drainage device. Down drain ditches shall be a minimum of 18 inches deep;

(3) Where slopes are terraced at 30 foot intervals, drainage shall be provided in paved ditches a minimum of 36 inches wide and 12 inches deep. Construction of the ditches shall be as described below and shall be located on the terraces with one side of the ditch two feet from the toe of the slope. Where a terrace is constructed to conform to slope requirements, but is intended to be of a temporary nature, the Public Works Director may waive the drainage ditch requirements, if a satisfactory surety bond or other means to guarantee the improvement is posted with the city;

(4) Down drains, interceptor drains and terrace drains shall be connected together to collect and transport all storm water runoff entering the drains. They shall be of sufficient depth, as verified by hydraulic calculations, to allow for unimpeded flow when terraces are crossed. Down drains, interceptor drains and terrace drains shall be constructed of Portland cement concrete or air blown mortar. They shall be reinforced with wire mesh and/or other appropriate concrete reinforcement as determined by the project engineer and approved by the Public Works Director. If pipe is used for down drains to transport runoff from terrace ditches, it shall be either reinforced concrete pipe (RCP), plastic pipe (PVC) or other pipe material approved by the Public Works Director. Anchor lugs or collars may be required by the Public Works
Director if the pipe slope is equal to or greater than a two to one (2:1) horizontal to vertical ratio. Pipe specifications shall be approved by the Public Works Director. Special design features shall be provided for abrupt changes in direction of terrace ditches and down drains;

(5) The discharge from any down drain, ditch or pipe shall be controlled so as to prevent erosion of the adjacent grounds. Velocities shall be reduced by means of adequately sized aprons of rock, grouted rip-rap, box-type energy dissipaters or other materials approved by the Public Works Director.

G. **Maintenance of drainage facilities.** Where the continuous functioning of a drainage facility is essential to the protection and use of more than one lot within the site of a development project, a mutual and reciprocal covenant or deed restriction, reviewed and approved by the Public Works Director, shall be recorded by the owner of the lots on which the drainage facility is located, imposing on each such lot owner the responsibility for maintaining that portion of the drainage facility located on each lot owner’s respective lot.

H. **Off-site drainage easements.** All easements necessary for the construction of permanent off-site drainage facilities shall be acquired by the permittee. The easements shall be subject to the approval of the Public Works Director and the City Attorney and recorded prior to the issuance of the grading permit.

**Sec. 8.70.240. - Golf course standards.**

Notwithstanding anything to the contrary in this chapter, the following provisions shall be applicable to all golf course development projects:

A. The property owner or developer may submit to the Public Works Director a request for deviation from the requirements of this chapter for golf course development projects. The request shall be in writing and shall include the reasons for the requested deviation(s). Documentation supporting the requested deviation shall include grading plans and erosion control plans, specifications and supporting data consisting of a soil engineering report, an engineering geology report and any hydraulic data necessary to evaluate the request. The Public Works Director shall evaluate the request and provide written response for approval, denial or approval subject to certain conditions;

B. If the Public Works Director approves the requested deviation(s), the property owner or developer shall submit, upon completion of the work, a final soil engineering report and an as-built precise grading plan to the Public Works Department.

**Sec. 8.70.250. - Retaining walls.**

A. Retaining walls constructed in connection with grading plans shall be constructed of reinforced concrete, reinforced masonry block, reinforced concrete block and geosynthetic fabric or a combination of the aforementioned materials. Retaining
walls constructed in connection with grading plans shall be designed to resist all earth pressures acting upon them, including embankment or structure/vehicle surcharge loads. Retaining walls constructed in connection with grading plans shall be designed by a registered civil or structural engineer and submitted to the Public Works Department for review and approval prior to installation. All retaining walls shall be shown on the grading plans, including appropriate structural calculations. Sufficient top of wall (TW) and top of footing (TF) elevations shall be shown on the grading plans to determine the overall height of the retaining wall at various locations.

B. Retaining walls not constructed in connection with grading plans shall be designed by a registered civil engineer or structural engineer and shall be submitted to the Building Department with appropriate structural calculations for review and approval.

Sec. 8.70.260. - Expansive soils.

Expansive soil is any soil with an expansion index greater than 20, as determined by the Expansion Index Tests (Uniform Building Code Standard 29-2) and as listed in the Uniform Building Code Table 29-C. Whenever expansive soils are encountered within four feet of the finish grade of an area intended or designed as a location for a building, then one of the following shall apply.

A. The permittee shall remove such expansive soil to a minimum depth of four feet below finish grade within the building footprint area. Non-expansive, properly compacted soil shall be installed in the area where the expansive soil was removed.

B. If sufficient non-expansive material is not readily available on site, the permittee may at his or her option import non-expansive material to be used as fill or the soil engineer may waive or reduce the requirement for removal and replacement of the expansive soils for the project. The soil engineer, however, shall make recommendations for the design of footings, foundations, slabs and other load bearing features or other special procedures to alleviate any potential problem created by the remaining expansive soils.

C. Based on recommendations of the soil engineer, expansive soil from cut areas may be placed in the lower extremities of embankments, and non-expansive materials shall be reserved and stockpiled for placement as a cap over the expansive soil. Whenever expansive soil is placed closer than four feet of finish grade, the soil engineer shall so indicate and make corrective recommendations as noted above.

Sec. 8.70.270. - Asphalt paving.

A. Requirements. For the purpose of this section, asphalt concrete (A.C.), aggregate base material (A.B.), prime coat, tack coat and seal coat shall meet all current material specification standards of the city for public road construction or receive the approval of the Public Works Director.
B. Subgrade compaction. Compaction of subgrade materials shall be in accordance with the requirements of Section 8.70.200.

C. Soil sterilization. Unless otherwise approved by the Public Works Director, subgrade earth materials shall be sterilized to preclude plant growth.

D. Pavement structural section. The soil engineer or the civil engineer shall determine the pavement structural section(s) for private parking areas, access lanes, driveways, public and private streets. The structural section(s) shall be based on:

(1) Soils tests of the subgrade soil(s) performed in accordance with the latest revision of Test Method Number California 301 and anticipated traffic and/or loading conditions;

(2) The design shall be determined by R-value testing in accordance with CalTrans Design Method with recommended safety factors.

E. Alternative design method. In lieu of the recommended structural section from the soil engineer or the civil engineer, the following standards may be used for private parking areas, access lanes, driveways and private streets:

<table>
<thead>
<tr>
<th>INDUSTRIAL AND COMMERCIAL DEVELOPMENTS</th>
<th>MINIMUM STRUCTURAL SECTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking areas</td>
<td>.25' AC/.33' AB</td>
</tr>
<tr>
<td>Driveways and perimeter drives for industrial development</td>
<td>.25' AC/.83' AB</td>
</tr>
<tr>
<td>Driveways and perimeter drives for commercial development</td>
<td>.25' AC/.67' AB</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HIGH DENSITY RESIDENTIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking areas and access lanes</td>
</tr>
<tr>
<td>Drives and areas subject to heavy truck use</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PRIVATE STREETS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structural roadway section for private streets</td>
</tr>
</tbody>
</table>

Notes:
1. AC means asphalt concrete pavement.
2. AB means class II aggregate base material.

F. Dedicated streets. Minimum structural sections for dedicated city streets shall conform with the current addition of the city’s standard plans.

G. Exceptions. The provisions of this section shall not apply to private asphalt concrete driveway(s) providing access to not more than two single-family residences, proposed in conjunction with a project for which a grading permit has been issued or to commercial, industrial or high-density residential developments where all pavement areas are constructed of Portland Cement Concrete (PCC) pavement.

Sec. 8.70.280. - Erosion control systems.
A. Design and development standards. All erosion control systems required by the Erosion Control Plan shall be designed and developed in accordance with the following standards:

(1) Erosion control systems shall be designed and developed in conformance with the Erosion Control Plan unless otherwise approved by the Public Works Director;

(2) All sediment shall be contained on-site. Runoff from disturbed areas shall be retained or filtered by beans, swales, ditches, filter strips or other means as necessary to prevent the escape of sediment from the site. Sediment control devices shall be installed prior to or concurrent with the initial grading work and shall be maintained throughout the development process;

(3) Erosion shall be prevented at locations where runoff is concentrated. Where runoff will be discharged to natural ground or channels, appropriate energy dissipaters shall be installed to prevent erosion at the point of discharge;

(4) Desilting facilities shall be provided at drainage outlets from the graded site;

(5) Desilting basins shall be designed to provide a desalting capacity capable of containing the anticipated runoff for a period of time adequate to allow sediment of suspended particles;

(6) Desilting basins shall be constructed around the perimeter of development projects. Basins should be located where maintenance access is provided from paved roads during wet weather;

(7) Desilting basins constructed from compacted earth shall be compacted to a relative compaction of 90% of maximum density. A soil engineering report including the type of field-testing performed and the location and results of testing shall be submitted to the Public Works Director for approval upon completing the desalting basin(s);

(8) Equipment and workers for emergency work shall be available at all times. Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of temporary erosion control devices if needed;

(9) Unless otherwise approved by the Public Works Director, erosion control systems shall include effective planting on all slopes in excess of three feet in height. Slopes exceeding 15 feet in height may require an adequate sprinkler system, as determined by the Public Works Director;

(10) All slopes greater than five feet in height shall be permanently landscaped with the landscaping established prior to November 1. If the permanent landscaping is not installed and sufficiently established prior to November 1, the slope(s) shall be covered with protective materials and soil stabilizers.
approved by the Public Works Director;

(11) All slope planting which is to be completed after September 15 will require jute matting or other acceptable turf matting or erosion control blankets prior to planting or hydroseeding;

(12) All disturbed slopes shall be planted and protected within 45 days of the completion of each stage of grading. Suitable measures to prevent slope erosion, including, but not limited to, rapid growth vegetation sufficient to stabilize the soil, shall be installed on all disturbed areas until such time as the permanent vegetative cover sufficiently matures to provide permanent stability;

(13) Erosion control systems shall include and complement drainage patterns during the current and future phases of grading throughout the rainy season;

(14) Graded areas around the perimeter of the development project must drain away from the face of slopes at the conclusion of each working day;

(15) If a development project includes grading or construction within 100 feet of any environmentally sensitive area, additional erosion control systems may be required within all disturbed areas in order to minimize the impacts to the environment. The erosion control systems shall be completed, inspected and operational no later than October 1. The additional erosion control measures may include, but are not limited to, installing protective materials and stabilizers along banks and within waterways and over all disturbed areas. The additional erosion control systems may also require a 24-hour on-site guard during storms and when the precipitation amount is expected to exceed one-half inch in any 24-hour period. The precipitation forecast shall be as established by the National Weather Service;

(16) If construction of an erosion control system outside of the boundaries of the development project is necessary, permission to construct such system from the affected property owner(s) shall be obtained. Erosion control plans for off-site erosion control systems shall be included with the on-site erosion control plans submitted to the Public Works Director. The Erosion Control Plan for the off-site erosion control systems shall include permission to grade and maintain the erosion control systems from all affected property owners and letters of clearance and/or permits from all appropriate governmental entities;

(17) The faces of cut and fill slopes and the project site shall be prepared and maintained to control erosion. Slope protection may be waived by the Public Works Director for cut slopes, which are not subject to erosion because of the erosion resistant character of the materials.

B. Construction and installation of erosion control systems. All erosion control systems required by the Erosion Control Plan shall be constructed and installed in
accordance with the following:

(1) Erosion control systems shall be constructed and installed in conformance with the Erosion Control Plan unless otherwise approved by the Public Works Director;

(2) The construction and installation of all erosion control systems shall be approved by the Public Works Director and approved and certified by the civil engineer. All erosion control system(s) shall be constructed, installed, approved and certified no later than October 1;

(3) All erosion control systems shall remain in place at all times for all areas in which construction is not scheduled to commence within the next seven days;

(4) All erosion control systems shall remain in place until May 31. The May 31 date may be extended by the Public Works Director upon determination that there is a substantial likelihood of significant precipitation after May 31. The Public Works Director shall use information as provided by the National Weather Service to make such determination;

(5) All erosion control systems required to retain sediment on-site and to safely discharge any accelerated runoff generated by the associated development project shall be installed during the initial construction phase of the development project;

(6) All removable protective devices shall be in place at the end of each working day when the five day rain probability forecast exceeds 40%. The forecast shall be as determined by the National Weather Service.

C. Maintenance of erosion control systems. All erosion control systems required by the Erosion Control Plan shall be maintained in accordance with the following:

(1) Erosion control systems shall be maintained in conformance with the Erosion Control Plan unless otherwise approved by the Public Works Director;

(2) The performance of all erosion control systems shall be evaluated by the Public Works Director and revised and replaced as ordered;

(3) Erosion control systems shall be serviced and maintained to provide continuous capacity and to adequately function as designed. After precipitation exceeding one-quarter inch in any 12 hour period, or upon direction of the Public Works Director, silt and debris shall be removed from check dams and desilting basins and the basins pumped dry and otherwise restored to the original design condition;

(4) The grading contractor, permittee and property owner shall be responsible for and shall take all necessary precautions to prevent public trespass into areas where impounded water creates a hazardous condition. Necessary precautions
may include, but are not limited to, appropriate perimeter fencing or a 24 hour guard;

(5) Any sprinkler system controlled by timers and used with an erosion control system shall be inspected every 30 days to ensure proper functioning of the timer device;

(6) Paved streets, sidewalks and other improvements shall be maintained in a neat and clean condition, free of loose soil, construction debris and trash. Street sweeping or other equally effective means shall be used on a regular basis to control erosion that has been deposited on streets or sidewalks. Watering shall not be used to clean streets except for the removal of fine material not otherwise removed by sweeping or other mechanical means.

**D. Failure of erosion control system.** The grading contractor, permittee or property owner shall be responsible for construction, installation, inspection, modification and proper maintenance of all erosion control systems. If the grading contractor, permittee or property owner fails or refuses to properly construct, install or maintain an erosion control system, the Public Works Director may order emergency maintenance work to be done in order to protect public or private property or to protect the public health, safety and welfare. The cost of such emergency work, including initial mobilization, performance of the work and applicable administrative costs shall be charged to the permittee or the property owner pursuant to the procedures set forth in this chapter. The Public Works Director may also suspend or revoke the grading permit as provided in this chapter. The grading permit shall not be reinstated or renewed until all required erosion control system(s) have been properly constructed, installed and maintained as approved by the Public Works Director.

**Sec. 8.70.290. - National Pollution Discharge Elimination System (NPDES).**

A. All development projects requesting a grading permit shall comply with Chapter 6.05 (Storm Water/Urban Runoff Management and Discharge Controls) and all applicable requirements of the State Water Resources Control Board (SWRCB) and the Santa Ana Regional Water Quality Control Board (SARWQCB). In general, for all development projects that disturb one or more acres the SARWQCB requires compliance with the General Construction Activity Storm Water Permit (general permit), and the SARWQCB may require compliance with individual permits it has issued under the NPDES program. The general permit and individual permits typically require an applicant to file a Notice of Intention (NOI), prepare a Storm Water Pollution Prevention Plan (SWPPP) and implement a Monitoring Program.

B. Prior to issuance of a grading permit, each applicant shall provide evidence of compliance with the appropriate storm water standards, and if applicable, a copy of the required NPDES permit to the Public Works Director. Such information shall be maintained on-site during construction and shall be presented upon demand by SWRCB, SARWQCB, the city or any member of the public.
Sec. 8.70.300. - Grading inspection.

A. **Pre-grading and pre-paving meeting.** Prior to any grading or clearing, brushing and grubbing there shall be a pre-grading meeting held on the site unless waived by the Public Works Director. Prior to placing concrete for curb and gutter, sidewalk, pavement base material or other similar improvement in the public right-of-way, there shall be a pre-paving meeting held on the site unless waived by the Public Works Director. The permittee shall notify the Public Works Director and request the meeting(s) at least two working days prior to the meeting(s) and shall notify all principals responsible for grading or paving operations.

B. **Pre-work inspection.** Prior to the commencement of any work authorized by a grading permit, the Public Works Director may inspect the site of the work to determine that the approved plans are current and reflect existing conditions. If the Public Works Director finds the soil or other conditions do not reflect the conditions shown on the approved plans or stated in the geotechnical reports, the Public Works Director may issue a stop work order until revised grading plans or modified geotechnical reports that reflect the actual site conditions have been submitted and approved by the Public Works Director.

C. **Site inspections.** All work authorized under a grading permit shall be subject to the following inspections, where applicable, and the permittee shall provide notice to the Public Works Director at least one working day prior to the work being ready for the inspection.

   (1) **Excavation and fill inspection.** All excavation and fill work shall be inspected as follows:

   (a) *Canyon clean out.* After all brush and unsuitable material is removed and an acceptable base is exposed, but before any fill is placed;

   (b) *Toe bench and key.* After the natural ground or bedrock is exposed and prepared to receive fill, but before fill is placed;

   (c) *Over excavation.* After the area is excavated but before fill is placed;

   (d) *Excavation.* After the excavation is started, but before the vertical depth of the excavation exceeds ten feet and every ten foot interval thereafter.

   (e) *Fill.* After the fill is started, but before the vertical height of the fill exceeds ten feet and every ten foot interval thereafter;

   (2) **Concrete or gunite drainage device inspection.** All concrete of gunite drainage devices shall be inspected as follows:

   (a) *Alley gutter or concrete drainage device.* After the sub-grade is prepared and any reinforcement placed but prior to concrete placement and then again after concrete placement;
(b) **Terrace drains, down drains, brow ditches.** After grade is established but before placement of welded wire mesh or reinforcement and then again after placement of concrete or gunite.

(3) **Other drainage devices.** Any subdrains, city storm drain or inlets or any earth swales shall be inspected as follows.

(a) **Subdrains.** After excavation but prior to placement of filter materials and pipe. The subdrain pipe and filter material shall be on site for inspection. Inspection shall also occur after placement of pipe and filter material but before backfill.

(b) **City storm drains and inlets.** After installation of form work and placement of reinforcement, but before concrete placement and then again after placement of concrete and removal of form work, but prior to backfilling. Inspection shall also occur after backfilling and completion of storm drain.

(c) **Earth swales.** Prior to rough grading approval and then again prior to final grading approval.

(4) **Siltation control facilities (October 1 to May 31).** All siltation control facilities shall be inspected as follows:

(a) After excavation of desilting basins but prior to fill placement. Prefabricated drainage devices shall be available on-site for inspection;

(b) After fill placement of desilting basins but prior to placement of concrete or other non-erosive materials (if applicable);

(c) After completion of an erosion control system in accordance with the approved Erosion Control Plan and any requirements of the Public Works Director.

(5) **Rough grade inspection.** All rough grading work shall be inspected when all rough grading is complete. Inspection shall occur after the Public Works Director has received, reviewed and approved the required geotechnical certification(s) and/or compaction reports and the civil engineer has submitted approval of line and grade on city approved format. Under normal circumstances, all subdrains and slope drains, if required, shall be in place and approved as a condition of rough grading inspection.

(6) **Paving inspection.** All paving work shall be inspected as follows:

(a) **Subgrade.** After subgrade is established, tested and approved by the soil engineer. The soil engineer may leave a field memo of compaction test results on site. The civil engineer shall provide approval of line and grade;
(b) **Base.** After base course is in place, tested and approved by the soil engineer, but prior to prime coat and asphalt placement. The soil engineer may leave a field memo of compaction test results on site. Material invoices or weight tickets shall be required;

(c) **Asphalt concrete.** During asphalt placement to verify compliance with the approved plans. Material invoices or weight tickets shall be required. Prior to application of seal coat, the paved surface shall be water tested to reveal any irregularities and shall be patched where required.

(7) **Special inspections.** For special cases involving grading or paving related operations, the Public Works Director may establish special inspection requirements in accordance with the Uniform Building Code, latest Edition, Section 1701, as amended. Special cases may apply to work where, in the opinion of the Public Works Director, it is necessary to supplement the resources or expertise available for inspection.

(8) **Final inspection.** All work shall undergo final inspection when all work, including the installation of all drainage structures and other protective devices, is complete and all written professional approvals and the required reports are submitted.

D. **Enforcement of inspections.**

(1) Whenever any work for which inspection is required, is covered or concealed by additional work without first being inspected, the Public Works Director may require, by written notice, that such work be exposed for examination. Any cost for exposing and recovering such non-inspected work shall be at the permittee’s sole cost and expense.

(2) The provisions of the Uniform Building Code (UBC), Section 104.2.4, Stop Orders, shall apply, whenever the Public Works Director determines that any work does not comply with the terms of the grading permit, the approved plans, any applicable provisions of this chapter or the code or state or federal law or that the soil or other conditions are not as stated on the grading permit, approved plans or geotechnical reports. Pursuant to such authority, the Public Works Director may order the work stopped by notice in writing served any person(s) engaged in doing or causing of such work to be done, and any such person(s) shall immediately stop such work until authorized by the Public Works Director to proceed with the work.

E. **Inspections by professionals of record.**

(1) The soil engineer shall be responsible for the professional inspection and approval concerning the preparation of ground to receive fills, testing for required compaction, stability of all finished slopes, design of buttress fills where required and incorporating data supplied by the engineering geologist.
(2) The certified engineering geologist or professional geologist shall be responsible for the professional inspection and approval of the stability of cut slopes with respect to geological matters and the needs for subdrains or other ground water drainage devices. The certified engineering geologist or professional geologist shall report all findings to the soil engineer for engineering analysis.

(3) When preliminary soil engineering reports are not required by the Public Works Director, inspection and testing may be required by a testing agency. The testing agency shall be responsible for the professional inspection and approval of cleared areas and benches to receive fill and the compaction of fills.

(4) The Public Works Director, or his or her designee, shall inspect the project at various stages of work requiring approval and at any more frequent intervals necessary to determine that adequate inspection and testing are being completed by the professional consultants and to insure conformance with the approved plans.

F. *Noncompliance; notification; corrective measures.* If the civil engineer, the soil engineer, the engineering geologist or the testing agency finds during any inspection conducted pursuant to this chapter that the work is not being completed in conformance with the grading permit, the approved plans, any applicable provisions of this chapter or the code or state or federal law, the nonconformance shall be immediately reported in writing to the permittee, any contractor performing the work, the property owner and the Public Works Director. The civil engineer, the soil engineer, the engineering geologist or the testing agency shall submit recommendations for corrective measures to the Public Works Director for review and approval. The Public Works Director may require additional or revised soil engineering reports or engineering geology reports for approval of the corrective measures.

G. *Incorporation of corrective measures.* The civil engineer shall incorporate any corrective measures approved by the Public Works Director into the approved plans, and the changes shall automatically be deemed to be made a part of the grading permit. The civil engineer of record during construction shall be responsible for establishing line and grade for the grading and drainage improvements and shall act as the coordinating agent in the event the need arises for liaison between the other professionals, the grading contractor and the Public Works Director. The civil engineer of record during construction shall also be responsible for preparing revised grading plans for review and approval, if required by the Public Works Director. Upon completion of the work, the submission of an as-built precise grading plan shall incorporate all corrective measures, changes and additions made during construction.

Sec. 8.70.310. - Changes in professional of record.
A. If the civil engineer, the soil engineer, the engineering geologist, the testing agency or the grading contractor of record is changed during the course of the work, the work may be stopped by the Public Works Director until:

1. The permittee submits a letter of notification to the Public Works Director verifying the change of the responsible professional or the civil engineer who prepared the approved plans submits a letter indicating that he or she is not the engineer of record for construction of the project; and

2. The new responsible professional submits in writing that he or she has reviewed all prior reports and approved plans (specified by date and title) and work performed by the prior responsible professional and that he or she concurs with the findings, conclusions and recommendations and is satisfied with the work performed. The new responsible professional must also state that he or she assumes all responsibility within his or her purview as of the specified date.

B. All exceptions to the requirements of this section must be justified to the satisfaction of the Public Works Director.

C. Where clearly indicated that a corporation, partnership, limited liability partnership or limited liability corporation, not the individual engineer and/or geologist, is the responsible professional, the designated engineer and/or geologist may be reassigned and another engineer and/or geologist within the corporation, partnership, limited liability partnership or limited liability corporation may assume responsibility without the requirement for written notification to the Public Works Director.

Sec. 8.70.320. - Completion of work.

A. Final reports. Upon completion of the rough grading work and at the final completion of all work authorized under the grading permit, but prior to the release of grading security or issuance of a certificate of occupancy, the Public Works Director shall require:

1. An as-built precise grading plan prepared by the civil engineer which shall include original ground surface elevations, as-graded ground surface elevations, slope inclinations, elevations and locations of all surface and subsurface drainage facilities, location with scaled sections of all buttress/stabilization fill and location and depth of all areas of unsuitable soil;

2. Written approval by the civil engineer that the grading conforms with the approved plans and that specifically identifies the following items as conforming with the approved plans:

   a. Construction of line and grade for all engineered drainage devices and retaining walls (both rough and final grading);
(b) Staking of property corners for proper building locations (rough grading only);

(c) Locations of permanent walls or structures on property corners or property lines where monumentation is not required (final grading only);

(d) Location and inclination of all manufactured slopes (both rough and final grading);

(e) Construction of earthen berms and positive building pad drainage (both rough and final grading);

(3) A final soil engineering report (compaction report) prepared by the soil engineer, including the type of field testing performed, the stability of utility trench and retaining wall backfill, summaries of field and laboratory tests and other substantiating data and comments on any changes made during grading and the effect of the same on recommendations and changes incorporated in the approved plans. Each field density test shall be identified, located on a plan or map, the elevation of the test and finish grade elevation shown and the method of obtaining the in-place density described (either ASTM 1556-78 or the approved equal shall be noted). The final soil engineering report shall provide written approval as to the adequacy of the site for the intended use, as effected by soil engineering factors, and a statement of compliance to finish grade;

(4) A final engineering geology report prepared by the engineering geologist, including a final description of the geology of the site, including any new information discovered during the grading and the effect of the same on recommendations and changes incorporated in the approved plans. The engineering geologist shall provide written approval as to the adequacy of the site for the intended use as effected by geologic factors, a statement of compliance to finish grade, and when required by the Public Works Director, shall submit an as-built geologic map;

(5) The Public Works Director may require a statement of compliance prepared by the grading contractor that all work was completed in accordance with the grading permit and approved plans.

B. Notice of completion. The Public Works Director shall give final approval of the work and a notice of completion shall not be issued until all work, including installation of all drainage facilities and their protective devices and all erosion control measures have been completed in accordance with the approved plans and undergone final inspection, the required final reports and statements of compliance have been submitted and approved by the Public Works Director and all fees and costs incurred by the permittee have been paid or satisfied by the security.
Sec. 8.70.330. - Issuance of building permits.

A. Building permits may be issued for a site graded under an approved plan and valid grading permit upon completion, inspection, approval of rough grade and inspection as required by this chapter. Only building permits for construction of model homes may be issued prior to completion of rough grading for the site, provided that rough grading is completed and inspected for the model home sites.

B. Building permits shall not be issued for a site graded under a rough grading permit until a new precise grading plan is approved, a grading permit issued and the provisions noted above are satisfied.

Sec. 8.70.340. - Penalties for violation.

A. Any person violating any provision of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof in a court of law, shall be punishable by a fine of not more than $1,000 or imprisonment for not more than six months, or by both. Each person shall be deemed guilty of a separate offense for every day during any portion of which any violation of any provision of this chapter, including any physical condition created in violation of this chapter, is continued or permitted to continue and shall be punishable as provided for in this chapter.

B. Violations of this Chapter may also be enforced through the provisions of Chapter 1.20, Administrative Citations, Chapter 1.25, Public Nuisance Injunctions, or other applicable law.

C. Any lot, street, alley, road or driveway constructed contrary to the provisions of this chapter shall constitute a public nuisance.”

Section 3. California Environmental Quality Act Findings for Determination of Exemption. The City Council of the City of Jurupa Valley hereby makes the following environmental findings and determinations in connection with the approval of the proposed Grading Ordinance (“Project”):

(a) The proposed Grading Ordinance is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Grading Ordinance will have a significant effect on the environment. The proposed Grading Ordinance establishes a detailed administrative process for approval of grading on a site. The proposed Grading Ordinance itself will not result in direct or indirect physical changes in the environment. Basic grading standards are established by the building codes adopted by Chapter 8.05 of the Jurupa Valley Municipal Code. The evaluation of grading on the site will follow CEQA review of the development project proposed for the site. The grading permit is conditioned on the completion of the review and analysis of potential impacts on habitat and species under the Western Riverside County Multi-Species Habitat Conservation Plan. The proposed Grading Ordinance does not regulate traffic on streets and highways. The City Council has reviewed the administrative record concerning the proposed Grading Ordinance and the proposed CEQA exemption, and based on its own independent judgment, finds that the Municipal Code amendment
set forth in this proposed Grading Ordinance is exempt from the requirements of the CEQA and the City’s CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3). The Director of Public Works shall file a Notice of Exemption with the County Clerk.

**Section 4. 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 5. 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 6. 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 7. 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 21st day of November, 2019.

______________________________
Brian Berkson
Mayor

ATTEST:

________________________
Victoria Wasko, CMC
City Clerk
CERTIFICATION

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
CITY OF JURUPA VALLEY

I, Victoria Wasko, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2019-17 was regularly introduced at a regular meeting of the City Council held on the 7th day of November, 2019 and thereafter at a regular meeting held on the 21st day of November, 2019 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 21st day of November, 2019.

________________________________
Victoria Wasko, CMC
City Clerk
STAFF REPORT

DATE:     NOVEMBER 21, 2019
TO:       HONORABLE MAYOR AND CITY COUNCIL
FROM:     ALAN KREIMEIER, INTERIM CITY MANAGER
BY:      STEVE R. LORISO, P.E., CITY ENGINEER/DIRECTOR OF PUBLIC WORKS

SUBJECT:   AGENDA ITEM NO. 11.E

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM (TRACT MAP 31644-1 SERRANO JURUPA WEST OF ETIWANDA AVENUE BETWEEN CANTU-GALLEANO RANCH ROAD AND BELLEGRAVE AVENUE)

RECOMMENDATION:

That the City Council:

1. Adopt Resolution No. 2019-103, entitled:

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT MAP 31644-1 SERRANO JURUPA WEST OF ETIWANDA AVENUE BETWEEN CANTU-GALLEANO RANCH ROAD AND BELLEGRAVE AVENUE). PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

2. Authorize the Interim City Manager to record the Notice of Completion now that public improvements have been accepted by the City Engineer; and

3. Direct the City Engineer to release the Labor and Materials Bond for the street improvements and the Monument Bond 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien; and

4. Direct the City Engineer to reduce the Performance Bond for the street improvements to start the one-year warranty period; after which the City Engineer may fully release the bond.
BACKGROUND

Tract Map 31644-1, also known as Serrano Jurupa development, was approved by the City Council on January 21, 2016. The subdivision is a 206 lot single family residential development located on 61.40 acres. The owner dedicated to public use for street and public utility purposes streets designated as lettered lots on the map. Prior to recording the Final Map, Subdivision Agreements were executed and bonds were provided by the developer to secure required improvements.

ANALYSIS

The developer, Pulte Group, completed construction of the required improvements for Tract 31644-1. Staff inspected the improvements for compliance with the approved plans, adopted conditions of approval, the City’s Standard Plans and Specifications, and the Municipal Code. All improvements have been constructed and completed to the satisfaction of the City Engineer. The developer is ready to start the one-year warranty period and has requested the improvement bond be reduced to 10% during the warranty period.

The streets now being accepted by this action are shown on the attached map. The Performance Bond will be reduced to 10%. The Labor and Materials Bond will be released by the City Engineer 90 days after recording the Notice of Completion, unless the City receives a stop notice or other lien.

The developer provided street centerline ties and monument records. All monuments identified on the map are confirmed. Monument Bond will be released 90 days after recording of the Notice of Completion.

OTHER INFORMATION

Previous Actions:

- City Council meeting of January 21, 2016: City Council approved Final Tract Map 31644-1, subdivision agreements, and accepted offers of dedication and improvements bonds.

FISCAL IMPACT

The Public Works Department will maintain the public improvements on the streets dedicated to the City and accepted on the map for Tract 31644-1. Maintenance of the public streets is primarily funded with Gas Tax (revenue from State gas tax). Maintenance of the water and sewer line facilities are the responsibility of Jurupa Community Services District (JCSD) and the maintenance of the community trail is the responsibility of Jurupa Area Recreation and Park District. Right-of-way landscaping maintenance along Bellegrave Avenue, Etiwanda Avenue, and Cantu-Galleano Ranch Road, along with the water quality basin maintenance will be funded by CFD 2013-001.
ALTERNATIVES

1. Take no action.

2. Provide alternative direction to staff.

Prepared by:

Carolina Fernandez, E.I.T.
Assistant Engineer

Reviewed by:

Steve R. Lorisio, P.E.
City Engineer /Public Works Director

Reviewed by:

Connie Cardenas
Interim Administrative Services
director

Reviewed by:

George A. Wentz
Deputy City Manager

Approved as to form:

Peter Thorson
City Attorney

Submitted by:

Alan Kreimeier
Interim City Manager

Attachments:

1. Resolution 2019-103
2. Tract Map 31644-1
RECORDING REQUESTED
BY AND WHEN RECORDED
MAIL TO:

City Clerk
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509-5183

EXEMPT FROM RECORDING FEE PER GOVT. CODE § 6103

RESOLUTION NO. 2019-103

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT MAP 31644-1 SERRANO RANCH WEST OF ETIWANDA AVENUE BETWEEN CANTU-GALLEANO RANCH ROAD AND BELLEGRAVE AVENUE) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:

Section 1. The City Council hereby finds, determines and declares that:

A. Tract Map 31644-1 was recorded by the Riverside County Recorder on January 26, 2016 (“Tract Map”).

B. Pursuant to Government Code Sections 66477.1 and 66477.2 and other applicable law, the Tract Map offered for dedication to the City certain land for streets, public utilities and associated drainage and public improvements as described on Exhibit A, attached hereto and incorporated herein by this reference (“Streets”).

C. The City’s acceptance of the dedication of the Streets is conditioned on the completion of construction of the Streets and associated drainage and public improvements in accordance with City Standards and improvement plans approved by the City Engineer as provided in the Subdivision Improvement Agreement for the Streets entered into between the City and the owner of the tract.

D. The City Engineer has inspected the Streets and has determined that the Streets and the public improvements related thereto have been satisfactorily completed in accordance with the approved plans.
Section 2. The City Council hereby accepts the Streets and related drainage and public improvements as described and depicted on Exhibit A into the City-Maintained Street System pursuant to Streets and Highways Code Section 1806.

Section 3. The City Clerk shall cause this Resolution and its exhibits to be recorded in the Official Records of the County of Riverside.

Section 4. 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 21st day of November, 2019.

____________________________
Brian Berkson
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. 2019-103 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 21st day of November, 2019 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, on the 21st day of November, 2019.

________________________________
Victoria Wasko, City Clerk
City of Jurupa Valley
EXHIBIT A

STREETS AND RELATED PUBLIC IMPROVEMENTS FOR

TRACT 31644-1

STEPHENSON DRIVE
HOT CREEK ROAD
OWEN COURT
DURAN DRIVE
MAGNUM WAY
BRICK STREET
RYDER ROAD
PRESTON STREET
HELEN BELL WAY
CORAL DRIVE
OSCAR STREET
DAY DRIVE
STAFF REPORT

DATE: NOVEMBER 21, 2019

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ALAN KREIMEIER, INTERIM CITY MANAGER
       STEVE R. LORISO, P.E., CITY ENGINEER / DIRECTOR OF PUBLIC WORKS

SUBJECT: AGENDA ITEM NO. 13.A

PUBLIC HEARING TO CONSIDER CALLING A SPECIAL ELECTION; DECLARING THE RESULTS OF THE ELECTION; AND APPROVING FORMATION AND LEVY OF SPECIAL TAXES FOR CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2018-002 (TRACT 36702) GENERALLY LOCATED EAST OF STONE AVENUE AND SOUTH OF MARTINGALE DRIVE

RECOMMENDATION:

1) That the City Council open the public hearing and take testimony, if any.

2) Following the public hearing, staff recommends that the City Council adopt Resolution No. 2019-104, entitled:

RESOLUTION OF FORMATION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2018-002 (TRACT 36702), TO ESTABLISH AN APPROPRIATIONS LIMIT THEREFORE, TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN, AND TO SUBMIT THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT AND THE LEVY OF SPECIAL TAXES TO THE QUALIFIED ELECTORS THEREOF; AND

3) That the City Council adopt Resolution No. 2019-105, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, CALLING A SPECIAL ELECTION AND SUBMITTING TO THE QUALIFIED ELECTORS OF CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2018-002 (TRACT 36702)
PROPOSITIONS REGARDING THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT AND THE ANNUAL LEVY OF A SPECIAL TAX WITHIN THE COMMUNITY FACILITIES DISTRICT; AND

4) That the City Council adopt Resolution No. 2019-106, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, DECLARING THE RESULTS OF A SPECIAL ELECTION IN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2018-0002 (TRACT 36702) AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN; AND

5) That the City Council conduct a first reading and introduce Ordinance No. 2019-19, entitled:

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. 2018-002 (TRACT 36702) AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN

BACKGROUND

On October 17, 2019 the City Council took the first step in the process of forming CFD 2018-002 Tract 36702 (“CFD No. 2018-002”). At that time the City Council approved a Resolution of Intention, Resolution No. 2019-95, to form CFD No. 2018-002 and to authorize the levy of a special tax. At that meeting the City Council set November 21, 2019 as the date for the public hearing.

The State Legislature enacted the Mello-Roos Act of 1982 (the “Act”) to assist public agencies in financing certain public services. The developer, Signature Homes USA, requested that the City assist them in forming a district in order to cover the costs associated with the maintenance of public improvements within the proposed project area which is projected to include 17 residential lots. The CFD was formed in order to cover costs including:

- The maintenance of streetlights including operation, energy charges, maintenance, and administrative costs of streetlights specifically identified on the City approved Streetlight Plans for the subdivision known as TR 36702, by Albert A. Webb Associates, 2019.

- The maintenance of landscape, including streetscape, slopes, and open space areas. The landscape maintenance may include, but is not limited to, all landscaping materials such as turf, ground cover, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, electricity, and related repair/replacement and inspection; and as identified on the City approved CFD
Landscape Plans for the subdivision known as TR 36702, by Albert A. Webb Associates.

- The maintenance of disintegrated Granite (DG) specifically identified on the City approved CFD Landscape Plans for the subdivision known as TR 36702, by Albert A. Webb Associates.

- Litter and graffiti removal on walls and other amenities, plus normal painting as required within CFD boundaries.

- Maintenance, administration and inspection of the stormwater facilities and BMPs including water quality basin, open space areas, and any other NPDES/WQMP/BMP related devices. The maintenance may include, but is not limited to all landscaping materials such as turf, ground cover, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, street lights, electricity, repair/replacement and inspection. Inspection is inclusive of scheduling, travel time, visual inspection process and procedures, GPS location recording, reporting by device, annual reporting, visual inspection for functionality, vegetated as designed, irrigation is complete and in working order, noting any of the following: any deficiencies, erosion, trash, silt, sediment, structural deficiencies. Maintenance is inclusive of repair or replacing any of the items noted as deficient or needing to be corrected to not be deficient. Administration is inclusive of quality assurance and control of inspection and maintenance, general contract administration, including phone calls and procurement of goods and services.

- All other services necessary or useful for, or in connection with, the authorized services listed above, including, but not limited to, building a reserve fund for replacement.

ANALYSIS

The proposed CFD will have a Maximum Special Tax in the amount of $1,055 per taxable unit per year for single-family residential property, $1,055 per acre for multifamily residential property and $2,048 per acre for non-residential property. These rates will increase based on the percentage increase in the Consumer Price Index with a maximum annual increase of 6% and a minimum annual increase of 2% of the Maximum Special Tax in effect in the previous fiscal year. The owner, GID Tiferet I, LLC, has filed a petition representing their willingness to move forward.

OTHER INFORMATION

- City Council initiated proceedings for the annexation on October 17, 2019.
FINANCIAL IMPACT

The individual property owners are responsible for the annual payments of special taxes. The City will file the annual special tax with the County Auditor-Controller. The property owners have posted a deposit with their application to form CFD No. 2018-002, in order to cover City costs incurred in connection with the formation. Approval of the actions set forth in this staff report do not in any way commit the City to any financial contribution or liability by CFD No. 2018-002. The City's cost to administer CFD No. 2018-002 annually will be reimbursed through the special taxes charged to property owners.

The revenue from this special tax will be deposited into a fund for CFD No. 2018-002 and will be used to pay for the Services as listed above. Both the revenue and expenses will be part of the City's FY 2020-2021 Adopted Budget, and there is no anticipated impact to the General Fund.

ALTERNATIVES

1. Take no action.

2. Provide alternative direction to staff.

Prepared by:  

Reviewed by:  

Carolina Fernandez, E.I.T.  
Assistant Engineer

Steve R. Loriso, P.E.  
City Engineer/Dir. of Public Works

Reviewed by:  

Submitted by:  

Connie Cardenas  
Interim Administrative Services  
Director

George A. Wentz, P.E.  
Deputy City Manager

www.jurupavalley.org
Attachments

1. Resolution Authorizing Formation
2. Resolution Calling a Special Election
3. Resolution Declaring Election Results
4. CFD 2018-002 (Tract 36702) Engineer’s Report
5. Ordinance Authorizing the Levy of a Special Tax
RESOLUTION NO. 2019-104

A RESOLUTION OF FORMATION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2018-002 (TRACT 36702), 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 SPECIAL TAXES TO THE QUALIFIED ELECTORS THEREOF

WHEREAS, on October 17, 2019, the City Council adopted a resolution entitled “A Resolution of Intention of the City Council of the City of Jurupa Valley to Establish City of Jurupa Valley Community Facilities District No. 2018-002 (TRACT 36702) and to authorize the Levy of a Special Tax within City of Jurupa Valley Community Facilities District No. 2018-002 (TRACT 36702)” (the “Resolution of Intention”), stating its intention to form Community Facilities District No. 2018-002 (TRACT 36702) (the “CFD”), of the City pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the “Act”) to finance certain services to serve the CFD (the “Services”);

WHEREAS, the Resolution of Intention, setting forth a description of the proposed boundaries of the CFD, Services to be financed by the CFD, including incidental expenses, and the rate and method of apportionment (the “Rate and Method”) of the special tax (the “Special Tax”) to be levied within the CFD to pay for the Services, is on file with the City Clerk and the provisions thereof are incorporated herein by this reference as if fully set forth herein;

WHEREAS, the Resolution of Intention set November 21, 2019 at 7:00 p.m., or as soon thereafter as practical, as the date for a public hearing on the establishment of the CFD, the extent of the CFD, the furnishing of the Services within the CFD, and the proposed Rate and Method;

WHEREAS, on this date, this Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the proposed formation of the CFD;

WHEREAS, at the hearing all interested persons desiring to be heard for or against the establishment of the CFD, the extent of the CFD, the furnishing of the Services and the Rate and Method were heard and a full and fair hearing was held;

WHEREAS, at the hearing evidence was presented to this Council on such matters before it, including a special report (the “CFD Report”) as to the Services to be provided through the CFD and the costs thereof, a copy of which is on file with the City Clerk, and this Council, at the conclusion of said hearing, is fully advised in the premises;

WHEREAS, written protests with respect to the formation of the CFD, the furnishing of specified types of services and the Rate and Method have not been filed with the City Clerk by fifty percent (50%) or more of the registered voters residing within the territory of the CFD or
property owners of one-half (1/2) or more of the area of land within the CFD and not exempt from
the proposed special taxes; and

WHEREAS, the Special Tax proposed to be levied in the CFD to pay for the proposed
services has not been eliminated by protest by fifty percent (50%) or more of the registered voters
residing within the territory of the CFD or the owners of one-half (1/2) or more of the area of land
within the CFD and not exempt from the special taxes.

WHEREAS, City Staff reviewed the proposed CFD formation and determined that
forming the CFD and financing the Services, as described in Section 7 of this Resolution, does not
constitute a project for purposes of the California Environmental Quality Act, commencing with
Section 21000 of the California Public Resources Code and the California Environmental Quality
Act Guidelines, Article 5 of Chapter 3 of Division 6 of Title 14 of the California Code of
Regulations, (collectively “CEQA”). CEQA Guidelines Section 15378 specifically state that the
term “project” for CEQA purposes does not include “continuing administrative or maintenance
activities” or “the creation of government funding mechanisms or other government fiscal
activities which do not involve any commitment to any specific project which may result in a
potentially significant physical impact on the environment.” (CEQA Guidelines §§ 15378 (b)(2)
and (b)(4).)

WHEREAS, the CFD is intended to fund street lights, landscaping, stormwater facilities
and BMP’s, litter and graffiti removal on soundwalls and other amenities, plus normal painting as
required within the CFD, all other services necessary or useful for, or in connection with, the
foregoing, including building a reserve fund for replacement and incidental expenses thereto,
which constitute administrative and maintenance functions of the City. Further, establishment of
a revenue stream to fund ongoing services does not involve commitment to any specific project
that would have a potentially significant impact on the environment because the funds would not
be used to construct new or expand existing facilities.

WHEREAS, in addition to the foregoing, because the project is a financing mechanism to
fund ongoing administrative and maintenance operations, it can be seen with certainty that there
is no possibility that the activity in question may have a significant effect on the environment, and
therefore is exempt from CEQA’s provisions. (CEQA Guidelines §15061(b)(3).)

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF JURUPA
VALLEY HEREBY RESOLVES AS FOLLOWS:

1. Recitals Correct. The foregoing recitals are true and correct.

2. Public Hearing. On this date, pursuant to notice thereof duly given as provided
by law, the City Council held a public hearing with respect to the establishment of the CFD and
the annual levying of the Special Tax within the CFD to pay for the Services.

3. No Majority Protest. The proposed Special Tax to be levied within the CFD has
not been precluded by majority protest pursuant to section 53324 of the Act.
4. **Prior Proceedings Valid.** All prior proceedings taken by this City Council in connection with the establishment of the CFD and the levy of the Special Tax have been duly considered and are hereby found and determined to be valid and in conformity with the Act.

5. **Name of the District.** The community facilities district designated “City of Jurupa Valley Community Facilities District No. 2018-002 (TRACT 36702)” of the City is hereby established pursuant to the Act.

6. **Boundaries of the District.** The Resolution of Intention provides the boundaries of the territory proposed for inclusion in the CFD, as set forth in the map of the CFD heretofore recorded in the Riverside County Recorder’s Office on November, 2019, in Book xx at Page xx as Instrument No. xxx of Maps of Assessment and Community Facilities Districts.

7. **Description of Services.** The Services proposed to be financed by the CFD and pursuant to the Act shall consist of those items shown in Exhibit “A” hereto and by this reference incorporated herein.

8. **Special Tax.**

   a. Except to the extent that funds are otherwise available to the CFD to pay for the Services, a Special Tax sufficient to pay the costs thereof, secured by the recordation of a continuing lien against all non-exempt real property in the CFD, is intended to be levied annually within the CFD, and collected in the same manner as ordinary ad valorem property taxes or in such other manner as may be prescribed by this Council.

   b. The proposed Rate and Method, in sufficient detail to allow each landowner within the proposed CFD to estimate the maximum amount such owner will have to pay, is shown in Exhibit “B” attached hereto and hereby incorporated herein.

9. **Report.** The CFD Report is hereby approved and is made a part of the record of the public hearing regarding the formation of the CFD, and is ordered to be kept on file with the City Clerk as part of the transcript of these proceedings.

10. **Responsible Official.** The Finance Director of the City of Jurupa Valley, located at City Hall, 8930 Limonite Ave, Jurupa Valley, CA 92509, telephone number (951) 332-6464, is the officer of the City who will be responsible for preparing annually a current roll of the levy of the Special Tax obligations by assessor’s parcel number and who will be responsible for estimating future levies of the Special Tax.

11. **Tax Lien.** Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the California Streets and Highways Code, a continuing lien to secure each levy of the Special Tax shall attach to all nonexempt real property in the CFD and this lien shall continue in force and effect until the Special Tax obligation is prepaid and permanently satisfied and the lien canceled in accordance with law or until collection of the Special Tax by the CFD ceases.
12. **Description of Voting Procedures.** The voting procedures to be followed in conducting the special election (the “Special Election”) on the proposition of the annual levy of the Special Tax and on the proposition to establish an appropriations limit for the CFD, if the CFD is established, shall be as follows:

**a.** If at least 12 persons have been registered to vote within the territory of the CFD for each of the 90 days preceding the close of the public or protest hearing (the “protest hearing”), the vote in the Special Election shall be by the registered voters of the CFD with each voter having one vote. In that event, the Special Election shall be conducted by the City Clerk, and shall be held on a date selected by the City Council in conformance with the provisions of Section 53326 of the Act and pursuant to the provisions of the California Elections Code governing elections of cities, insofar as they may be applicable, and pursuant to said Section 53326 the ballots for the Special Election shall be distributed to the qualified electors of the CFD by mail with return postage prepaid or by personal service, and the Special Election shall be conducted as a mail ballot election.

**b.** If 12 persons have not been registered to vote within the territory of the CFD for each of the 90 days preceding the close of the protest hearing, the vote in the Special Election is to be by the landowners of the CFD, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns within the CFD and the Special Election shall be conducted by the City Clerk pursuant Section 53326 of the Act as follows:

(i) The Special Election shall be held on the earliest date, following the adoption by the City Council of this Resolution and a resolution calling the Special Election, to submit to the qualified electors of the CFD the propositions with respect to: (i) the levy of Special Tax to finance the Services and (ii) the establishment of an appropriations limit for the CFD.

(ii) Pursuant to said Section 53326, the Special Election may be held earlier than 90 days following the close of the protest hearing if the qualified electors of the CFD waive the time limits for conducting the elections set forth in said Section 53326 by unanimous written consent and the Clerk concurs in such earlier election date as shall be consented to by the qualified electors.

(iii) Pursuant to said Section 53326, ballots for the Special Election shall be distributed to the qualified electors by the Clerk by mail with return postage prepaid, or by personal service.

(iv) Pursuant to applicable sections of the California Elections Code governing the conduct of mail ballot elections of cities, the City Clerk shall mail (or deliver) to each qualified elector an official ballot and shall also mail to all such qualified electors a ballot pamphlet and instructions to voter, including a sample ballot identical in form to the official ballot but identified as a sample ballot, a return identification envelope with prepaid postage thereon addressed to the City Clerk for the return of voted official ballots, and a copy of this Resolution and the exhibits
hereto; provided, however, that analysis and arguments regarding the ballot measure may be waived with the unanimous consent of all the landowners, and in such event a finding regarding such waivers shall be made in the resolution adopted by the City Council calling the Special Election.

(v) The official ballot to be mailed (or delivered) by the Clerk to each landowner shall have printed or typed thereon the name of the landowner and the number of votes to be voted by the landowner and shall have appended to it a certification to be signed by the person voting the official ballot which shall certify that the person signing the certification is the person who voted the official ballot, and if the landowner is other than a natural person, that he or she is an officer of or other person affiliated with the landowner entitled to vote such official ballot, that he or she has been authorized to vote such official ballot on behalf of the landowner, that in voting such official ballot it was his or her intent, as well as the intent of the landowner, to vote all votes to which the landowner is entitled based on its land ownership on the propositions set forth in the official ballot as marked thereon in the voting square opposite each such proposition, and further certifying as to the acreage of the landowner's land ownership within the CFD.

(vi) The return identification envelope delivered by the Clerk to each landowner shall have printed or typed thereon the following: (i) the name of the landowner, (ii) the address of the landowner, (iii) a declaration under penalty of perjury stating that the voter is the landowner or the authorized representative of the landowner entitled to vote the enclosed ballot and is the person whose name appears on the identification envelope, (iv) the printed name and signature of the voter, (v) the address of the voter, (vi) the date of signing and place of execution of said declaration, and (vii) a notice that the envelope contains an official ballot and is to be opened only by the Clerk.

(vii) The instruction to voter form to be mailed by the Clerk to the landowners shall inform them that the official ballots shall be returned to the Clerk properly voted as provided thereon and with the certification appended thereto properly completed and signed in the sealed return identification envelope with the certification thereon completed and signed and all other information to be inserted thereon properly inserted no later than 7:00 p.m. on the date of the Special Election, or immediately after the Resolution Calling the Special Election is adopted.

(viii) Upon receipt of the return identification envelopes, which are returned prior to the voting deadline on the date of the Special Election, the Clerk shall canvass the votes cast in the Special Election, and shall file a statement with the City Council as to the results of such canvass and the election on each proposition set forth in the official ballot.

13. 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.

14. **Appropriations Limit.** An appropriations limit for the CFD is hereby established, subject to voter approval, as an amount equal to all the proceeds of the Special Tax collected annually within such CFD and as defined by Article XIIIIB of the California Constitution, as adjusted for changes in the cost of living and changes in population.

15. **Special Tax Accountability Measures.** Pursuant to and in compliance with the provisions of Government Code Section 50075.1, the City Council hereby establishes the following accountability measures pertaining to the levy by the CFD of the Special Tax described in Section 8 above:

   a. The Special Tax shall be levied for the specific purposes set forth in Section 7 hereof.

   b. The proceeds of the levy of the Special Tax shall be applied only to the specific purposes set forth in Section 7 hereof.

   c. The CFD shall establish an account or accounts into which the proceeds of such Special Tax shall be deposited.

   d. The City Manager, or his or her designee, acting for and on behalf of the CFD, shall annually file a report with the City Council as required pursuant to Government Code Section 50075.3.

16. **CEQA.** The City Council hereby finds that the CFD formation involves creation of a funding mechanism for certain ongoing service and maintenance activities that do not have any potential for significantly impacting the environment. Further, the City Council hereby finds that it can be seen with certainty that the proposed financing mechanism and services funded thereby have no possibility of resulting in a significant effect on the environment. Therefore, the City Council, in its independent judgment, finds that the project is exempt from CEQA, and hereby directs City Staff to prepare and file a Notice of Exemption with the County Clerk within five days of adoption of this Resolution pursuant to Section 21152 of the California Public Resources Code and Section 15062 of the CEQA Guidelines.

17. **Effective Date.** This resolution shall take effect upon its adoption.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 21st day of November, 2019.

_____________________________
Brian Berkson
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. 2019-104 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 21st day of November, 2019 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, on the 21st day of November, 2019.

__________________________
Victoria Wasko, City Clerk
City of Jurupa Valley
EXHIBIT A

CITY OF JURUPA VALLEY
COMMUNITY FACILITIES DISTRICT NO. 2018-002
(TRACT 36702)

DESCRIPTION OF SERVICES

Authorized Services shall be the following:

- Streetlights maintenance including energy charges, operation, maintenance, and administrative costs of streetlights located on Stone Avenue, and identified on the City approved Street Light Plans for Tract No. 36702, by Albert A Webb Associates, 2019.

- The maintenance of landscape and all landscaping materials such as turf, ground cover, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, sidewalks, monuments, lights, electricity, and related repair, replacement and inspection; as identified on the City approved CFD Landscape Plans for Tract No. 36702, by Albert A Webb Associates, 2018.

- The maintenance, administration and inspections of stormwater facilities and BMPs including open space area drains, catch basins, open space areas, and any other NPDES/WQMP/BMP related devices; located within the public right-of-way.

- Litter and graffiti removal on soundwalls and other amenities, plus normal painting as required within CFD boundaries on Stone Avenue.

- All other services necessary or useful for, or in connection with, the authorized services listed above, including, but not limited to, building a reserve fund for replacement.
EXHIBIT B

CITY OF JURUPA VALLEY
COMMUNITY FACILITIES DISTRICT NO. 2018-002
(TRACT 36702)

RATE AND METHOD OF APPORTIONMENT

[Please see attached]
A Special Tax (all capitalized terms are defined in Section A., “Definitions, below) shall be applicable to each Parcel of Taxable Property located within the boundaries of Community Facilities District No. 2018-002 (Tract 36702). The amount of Special Tax to be levied on a Parcel in each Fiscal Year, commencing in Fiscal Year 2020-2021, shall be determined by the City Council of the City of Jurupa Valley, acting in its capacity as the legislative body of the CFD by applying the appropriate Special Tax as set forth in Sections B., C., and D., below. All of the real property within the CFD, unless exempted by law or by the provisions of Section E. below, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“Acre or Acreage means the land area of a Parcel as indicated on the most recent Assessor’s Parcel Map, or if the land area is not shown on the Assessor’s Parcel Map, the land area shown on the applicable Final Map, condominium plan, or other recorded County map or the land area calculated to the reasonable satisfaction of the Administrator using the boundaries set forth on such map or plan. The square footage of a Parcel is equal to the Acreage of such Parcel multiplied by 43,560.


“Administrative Expenses means all actual or reasonably estimated costs and expenses of the CFD that are chargeable or allocable to carry out its duties as the Administrator of the CFD as allowed by the Act, which shall include without limitation, all costs and expenses arising out of or resulting from the annual levy and collection of the Special Tax (whether by the City or designee thereof or both), any litigation or appeal involving the CFD, and other administrative expenses of the City or designee thereof, or both, directly related to the CFD. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD for attorney’s fees and other costs related to commencing and pursuing to completion any foreclosure as a result of delinquent Special Taxes.

“Administrator means an official of the City, or designee thereof, responsible for determining the annual amount of the levy and collection of the Special Taxes.

“Approved Property means all Parcels of Taxable Property: (i) that are included in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied, and (ii) that have not been issued a Building Permit prior to the April 1st preceding the Fiscal Year in which the Special Tax is being levied.
“Assessor” means the Assessor of the County.

“Assessor’s Parcel Map” means an official map of the Assessor of the County designating Parcels by Assessor’s Parcel Number.

“Assessor’s Parcel Number” means the number assigned to a lot or Parcel for purposes of identification as determined from an Assessor Parcel Map or the applicable assessment roll.

“Base Year” means the Fiscal Year ending June 30, 2021.

“Boundary Map” means a recorded map of the CFD which indicates by a boundary line the extent of the territory identified to be subject to the levy of Special Taxes.

"Building Permit" means the first legal document issued by a local agency giving official permission for new construction. For purposes of this definition, "Building Permit" shall not include any subsequent Building Permits issued or changed after the first issuance.

“CFD” means Community Facilities District No. 2018-002 (Tract 36702) of the City of Jurupa Valley.

“City” means the City of Jurupa Valley, California.

“Consumer Price Index” means the Consumer Price Index published by the U.S. Bureau of Labor Statistic for “All Urban Consumers” in the Riverside-San Bernardino-Ontario Area, measured as of the month of December in the Calendar Year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the Administrator that is reasonably comparable to the Consumer Price Index for the Riverside-San Bernardino-Ontario Area.

“Council” means the City Council of the City acting as the legislative body of the CFD.

“County” means the County of Riverside, California.

“Developed Property” means all Parcels of Taxable Property: (i) that are included in a Final Map that was recorded prior to January 1st preceding the Fiscal Year in which the Special Tax is being levied, and (ii) for which a Building Permit for new construction has been issued prior to April 1st preceding the Fiscal Year in which the Special Tax is being levied.

“Dwelling Unit or “(D/U)” means a residential unit that is used or intended to be used as a domicile by one or more persons, as determined by the Administrator.

“Exempt Property” means any Parcel which is exempt from Special Taxes pursuant to Section E., below.
“Final Map” means a subdivision of property by recordation of an Assessor’s Parcel Map or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 1352 that creates individual lots for which Building Permits may be issued without further subdivision.

“Fiscal Year” means the 12 month period starting on July 1 of any calendar year and ending the following June 30.

“Land Use Class” means any of the classes listed in Table 1 of Section C. below.

“Maximum Special Tax” means for each Parcel in each Fiscal Year, the greatest amount of Special Tax, determined in accordance with Section C., below, which may be levied on such Parcel in such Fiscal Year.

“Multifamily Residential Property” means all Parcels of Developed Property that consists of a building or buildings comprised of attached Dwelling Units available for rental by the general public, not for sale to an end user, and under common management.

“Non-Residential Property” means all Parcels of Developed Property for which a Building Permit was issued, permitting the construction of one or more non-residential structures.

“Parcel(s)” means a lot or parcel within the CFD shown on an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number valid as of July 1st for the Fiscal Year for which the Special Tax is being levied.

“Property Owner’s Association Property” means all Parcels which have been conveyed, dedicated to, or irrevocably offered for dedication to a property owner association, including any master or sub-association, prior to April 1st preceding the Fiscal Year in which the Special Tax is being levied.

“Proportionately” means for Parcels of Taxable Property that are (i) Developed Property, that the ratio of the actual Special Tax levy to Maximum Special Tax is the same for all Parcels of Developed Property, (ii) Approved Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Parcels of Approved Property, and (iii) Undeveloped Property, Public Property or Property Owner’s Association Property, that the ratios of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is the same for all Parcels of Undeveloped Property, Public Property and Property Owner’s Association Property.

“Public Property” means all Parcels which, as of April 1st preceding the Fiscal Year in which the Special Tax is being levied, are (i) used for rights-of-way or any other purpose and is owned by, dedicated to, or irrevocably offered for dedication to the federal government, the State, the County, City or any other public agency, provided, however, that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified according to its use; or
(ii) encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

"Residential Property means all Parcels of Developed Property for which a Building Permit has been issued permitting the construction of one or more residential Dwelling Units.

"Single Family Property means all Parcels of Residential Property, other than Multifamily Residential Property.

"Special Tax means the special tax to be levied in each Fiscal Year on each Parcel of Taxable Property in accordance with Section D to fund the Special Tax Requirement.

"Special Tax Requirement means for each Fiscal Year, that amount required to: (i) pay the estimated cost of Special Tax Services for such Fiscal Year as determined by the City; (ii) fund the Special Tax Reserve Fund in an amount equal to the lesser of (a) 20% of the Special Tax Reserve Fund Requirement or (b) the amount needed to fund the Special Tax Reserve Fund up to the Special Tax Reserve Fund Requirement, (iii) pay Administrative Expenses; (iv) pay for the actual or anticipated shortfall due to Special Tax delinquencies in the current or prior Fiscal Year; and (v) less a credit for funds available to reduce the annual Special Tax levy as determined by the Administrator.

"Special Tax Reserve Fund means a fund to be used for capital replacement and maintenance costs related to the Special Tax Services.

"Special Tax Reserve Fund Requirement means an amount up to 150% of the anticipated annual cost of Special Tax Services of $26,883 for the Base Year. The Special Tax Reserve Fund Requirement shall be increased annually, commencing July 1, 2021, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the amount in effect in the previous Fiscal Year.

"Special Tax Services means: (i) The maintenance of streetlights including operation, energy charges, maintenance, and administrative costs of streetlights specifically identified on the City approved Streetlight Plans for the subdivision known as TR 36702, by Albert A. Webb Associates, 2019; (ii) the maintenance of landscape, including streetscape, slopes, and open space areas. The landscape maintenance may include, but is not limited to, all landscaping materials such as turf, ground cover, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, electricity, and related repair/replacement and inspection; and as identified on the City approved CFD Landscape Plans for the subdivision known as TR 36702, by Albert A. Webb Associates; (iii) the maintenance of disintegrated Granite (DG) specifically identified on the City approved CFD Landscape Plans for the subdivision known as TR 36702, by Albert A. Webb Associates; (iv) litter and graffiti removal on walls and other amenities, plus normal painting as required within CFD boundaries; (v) maintenance, administration and inspection of the stormwater facilities and BMPs including water quality basin, open space areas, and any other NPDES/WQMP/BMP related devices. The maintenance may include, but is not limited to all landscaping materials such as
turf, ground cover, shrub, trees, plants, irrigation and drainage systems, weed control
and other abatements, street lights, electricity, repair/replacement and inspection.
Inspection is inclusive of scheduling, travel time, visual inspection process and
procedures, GPS location recording, reporting by device, annual reporting, visual
inspection for functionality, vegetated as designed, irrigation is complete and in working
order, noting any of the following: any deficiencies, erosion, trash, silt, sediment,
structural deficiencies. Maintenance is inclusive of repair or replacing any of the items
noted as deficient or needing to be corrected to not be deficient. Administration is
inclusive of quality assurance and control of inspection and maintenance, general
contract administration, including phone calls and procurement of goods and services;
(vi) all other services necessary or useful for, or in connection with, the authorized
services listed above, including, but not limited to, building a reserve fund for
replacement.

“State means the State of California.

“Taxable Property means all Parcels within the boundary of the CFD pursuant to the
Boundary Map which are not exempt from the Special Tax pursuant to Section E.,
below.

“Taxable Unit means either a Dwelling Unit or an Acre, as shown in Table 1.

“Undeveloped Property means all Parcels of Taxable Property not classified as
Developed Property, Approved Property, Public Property or Property Owner's
Association Property.

B. ASSIGNMENT TO LAND USE CLASS

Each Fiscal Year, commencing with Fiscal Year 2020-2021, all Parcels of Taxable
Property shall be classified as either Developed Property, Approved Property,
Undeveloped Property, Public Property or Property Owner's Association Property, and
subject to the levy of Special Taxes in accordance with this Rate and Method of
Apportionment as determined pursuant to Sections C. and D.

Parcels of Developed Property shall further be classified as Residential Property or
Non-Residential Property. Parcels of Residential Property shall further be classified as
Single Family Property or Multifamily Residential Property.

C. MAXIMUM SPECIAL TAX RATES

1. Developed Property

The Maximum Special Tax that may be levied and escalated, as explained
further in Section C.1. (a) below, in any Fiscal Year for each Parcel classified as
Developed Property shall be determined by reference to Table 1, below.
<table>
<thead>
<tr>
<th>Land Use Class</th>
<th>Description</th>
<th>Taxable Unit</th>
<th>Maximum Special Tax Per Taxable Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Single Family Property</td>
<td>D/U</td>
<td>$1,055</td>
</tr>
<tr>
<td>2</td>
<td>Multifamily Residential Property</td>
<td>Acre</td>
<td>$1,055</td>
</tr>
<tr>
<td>3</td>
<td>Non-Residential Property</td>
<td>Acre</td>
<td>$2,048</td>
</tr>
</tbody>
</table>

(a) **Increase in the Maximum Special Tax**

On each July 1, following the Base Year, the Maximum Special Tax, identified in Table 1, above, shall be increased annually, commencing July 1, 2021, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the Maximum Special Tax in effect in the previous Fiscal Year.

(b) **Multiple Land Use Classes**

In some instances, a Parcel of Developed Property may contain more than one Land Use Class. The Maximum Special Tax that may be levied on such Parcel shall be the sum of the Maximum Special Tax that can be levied for each Land Use Class located on that Parcel. For a Parcel that contains more than one Land Use Class, the Acreage of such Parcel shall be allocated to each type of property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Parcel. The Administrator’s allocation to each Land Use Class shall be final.

2. **Approved Property**

The Maximum Special Tax for each Parcel of Approved Property shall be equal to the product of the applicable Undeveloped Property Maximum Special Tax per Acre times the Acreage of such Parcel; provided, however, for a Parcel of Approved Property that is expected to become Single Family Property as reasonably determined by the Administrator based on the Final Map for such Parcel, the Maximum Special Tax for such Parcel of Approved Property shall be calculated pursuant to Section C.1 as if such Parcel were already designated as Single Family Property.

The Maximum Special Tax for Approved Property shall be increased annually, commencing July 1, 2021, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum
annual increase of two percent (2%) of the corresponding Maximum Special Tax in effect in the previous Fiscal Year.

3. Undeveloped Property

The Maximum Special Tax that may be levied and escalated for each Parcel classified as Undeveloped Property shall be $2,048.20 per Acre.

The Maximum Special Tax for Undeveloped Property shall be increased annually, commencing July 1, 2021, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the corresponding Maximum Special Tax in effect in the previous Fiscal Year.

4. Public Property and/or Property Owner’s Association Property

The Maximum Special Tax that may be levied and escalated for each Parcel classified as Public Property and/or Property Owner's Association Property shall be $0.00 per Acre. There shall be no levy on Public Property and/or Property Owner’s Association Property (if any).

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2020-2021 and for each following Fiscal Year, the Administrator shall levy the Special Tax on all Taxable Property until the amount of Special Tax equals the Special Tax Requirement in accordance with the following steps:

First: The Special Tax shall be levied proportionately on each Parcel of Developed Property at up to 100% of the applicable Maximum Special Tax as needed to satisfy the Special Tax Requirement;

Second: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied proportionately on each Parcel of Approved Property at up to 100% of the Maximum Special Tax for Approved Property.

Third: If additional moneys are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied proportionately on each Parcel of Undeveloped Property at up to 100% of the applicable Maximum Special Tax for Undeveloped Property.

Notwithstanding the above, under no circumstances will the Special Taxes levied in any Fiscal Year against any Parcel of Residential Property for which a Certificate of Occupancy has been issued be increased by more than ten percent (10%) as a result of a delinquency in the payment of the Special Tax applicable to any other Parcel above the amount that would have been levied in that Fiscal Year had there never been any such delinquency or default.
E. **EXEMPTIONS**

The CFD shall not levy Special Taxes on Public Property and Property Owner’s Association Property within the CFD.

F. **MANNER OF COLLECTION**

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes and shall be subject to the same penalties, the same procedure, sale and lien priority in the case of delinquency; provided, however, that the Administrator may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD, and provided further that the CFD may covenant to Foreclose and may actually Foreclose on Parcels having delinquent Special Taxes as permitted by the Act.

G. **APPEALS**

Any taxpayer may file a written appeal of the Special Tax on his/her Parcel(s) with the Administrator, provided that the appellant is current in his/her payments of Special Taxes. During pendency of an appeal, all Special Taxes must be paid on or before the payment due date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The Administrator shall review the appeal, meet with the appellant if the Administrator deems necessary, and advise the appellant of its determination. If the Administrator agrees with the appellant, the Administrator shall grant a credit to eliminate or reduce future Special Taxes on the appellant’s Parcel(s). No refunds of previously paid Special Taxes shall be made.

The Administrator shall interpret this Rate and Method of Apportionment and make determinations relative to the annual levy and administration of the Special Tax and any taxpayer who appeals, as herein specified.

H. **TERM OF THE SPECIAL TAX**

The Special Tax shall be levied annually in perpetuity unless terminated earlier by the City.
RESOLUTION NO. 2019-105

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, CALLING A SPECIAL ELECTION AND SUBMITTING TO THE QUALIFIED ELECTORS OF CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2018-002 (TRACT 36702) PROPOSITIONS REGARDING THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT AND THE ANNUAL LEVY OF A SPECIAL TAX WITHIN THE COMMUNITY FACILITIES DISTRICT

WHEREAS, on November 21, 2019, the City Council (the “City Council”) of the City of Jurupa Valley (the “City”) held a public hearing (the “Public Hearing”) on the establishment of Community Facilities District No. 2018-002 (Tract 36702) (the “District”); and

WHEREAS, following 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. 2018-002 (Tract 36702), to Establish an Appropriations Limit therefore, 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”) ordering the formation of the District, and subject to approval of the qualified electors of the District, authorizing the levy of a special tax (the “Special Tax”) on property within the District and establishing an appropriations limit for the District, pursuant to the Mello-Roo Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the “Act”); and

WHEREAS, pursuant to the Resolution of Formation, the propositions relating to the levy of the Special Tax and the establishment of an appropriations limit will be submitted to the qualified electors of the District as required by the Act; and

WHEREAS, the City Clerk has advised the City Council that she has received a statement from the Registrar of Voters of the County of Riverside that no persons are registered to vote in the territory of the District; and

WHEREAS, the City Clerk has advised the City Council that she has received a Consent and Waiver from each and every landowner within the District, pursuant to which the each landowner has expressly waived certain requirements related to the conduct of the election;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY HEREBY RESOLVES AS FOLLOWS:

SECTION 1. Recitals. The above recitals are all true and correct.

SECTION 2. Call of Election. The City Council hereby calls and schedules a special election for November 21, 2019, to consider the proposition described in Section 3 below.
SECTION 3. Proposition.

a. Pursuant to Sections 53325.7, 53326 and 53353.5 of the Act, the proposition relating to the levy of the Special Tax and the proposition relating to the establishment of the appropriations limit shall be combined into one ballot proposition and shall be submitted to the qualified electors of the District as required by the Act.

b. If the combined proposition for the levy of the Special Tax and the establishment of the appropriations limit receives the approval of more than two-thirds of the votes cast on the proposition, the Special Tax may be levied and the appropriations limit may be established as provided for in the Resolution of Formation.

c. The amount, method of collection and purpose of the Special Tax are specified in the Resolution of Formation, on file in the office of the City Clerk and by this reference incorporated herein.

d. The proposition to be submitted to the voters of the District at such special election shall be as follows:

   “Shall special taxes with a rate and method of apportionment as set forth in Exhibit “B” to the 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. 2018-002 (Tract 36702), 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”) be levied annually on taxable property within City of Jurupa Valley Community Facilities District No. 2018-002 (Tract 36702), to pay for street lights, landscaping, storm drain and water quality basin maintenance services, and litter and graffiti removal on soundwalls and other amenities, plus normal painting as required within the District, all other services necessary or useful for, or in connection with, the foregoing services, including building a reserve fund for replacement, and incidental expenses thereto, and shall the appropriations limit be established, all as set forth in the Resolution of Formation?”

SECTION 4. Electors Determined. The City Council finds that 12 persons have not been registered to vote within the territory of the District for each of the 90 days preceding the close of the Public Hearing and that pursuant to Section 53326 of the Act, the vote in the special election called by this Resolution shall be by the landowners of the District whose property would be subject to the special taxes if they were levied at the time of the election, and each landowner shall have one vote for each acre, or portion thereof, which he or she owns within the District which would be subject to the proposed special taxes if they were levied at the time of the election.
SECTION 5. Conduct of Election. Except as otherwise provided in Section 6 hereof, the special election shall be conducted by the City Clerk in accordance with the provisions of the California Elections Code governing mail ballot elections of cities, and in particular the provisions of Division 4 (commencing with Section 4000), of that Code, insofar as they may be applicable.

SECTION 6. Election Procedures.

a. The procedures to be followed in conducting the special election on the proposition described in Section 3 shall be as provided in the Resolution of Formation. It is hereby acknowledged that the City Clerk has on file a copy of the Resolution of Formation.

b. The City Council hereby finds that the qualified electors of the District have waived the time limits for conducting the special election by unanimous written consent.

SECTION 7. Concurrence of City Clerk. The City Council hereby finds and determines that the City Clerk has concurred in the shortened time for the election, pursuant to Section 53326 of the Act.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this 21st day of November, 2019.

___________________________________________
Brian Berkson
Mayor

ATTEST:

___________________________________________
Victoria Wasko, CMC
City Clerk
CERTIFICATION

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
CITY OF JURUPA VALLEY

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2019-105 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 21st day of November, 2019 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, on the 21st day of November, 2019.

Victoria Wasko, City Clerk
City of Jurupa Valley
RESOLUTION NO. 2019-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, DECLARING THE RESULTS OF A SPECIAL ELECTION IN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2018-002 (TRACT 36702) AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN

WHEREAS, in proceedings heretofore conducted by the City Council of the City of Jurupa Valley (the “City Council”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311, of the California Government Code (the “Act”), the City Council adopted Resolution No. 2019-105 on November 21, 2019, 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. 2018-002 (Tract 36702) 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”), calling for a special election (the “Special Election”) of the qualified electors within Community Facilities District No. 2018-002 (Tract 36702); and

WHEREAS, pursuant to the terms of the Resolution Calling Election, which are by this reference incorporated herein, the Special Election was held on November 21, 2019, and the City Clerk has on file a Certificate of the City Clerk as to the Results of the Canvass of the Election Returns (the “Certificate”), a copy of which is attached hereto as Exhibit A and by this reference incorporated herein; and

WHEREAS, this City Council has reviewed said Certificate and hereby approves it;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY HEREBY RESOLVES AS FOLLOWS:

1. Recitals. The above recitals are all true and correct.

2. Ballot Measure. The ballot measure (the “Ballot Measure”) presented to the qualified electors is set forth in Exhibit B attached hereto and by this reference incorporated herein.

3. Election Results. The results of the Special Election are as set forth in the Certificate on file with the City Clerk and attached hereto as Exhibit A. Pursuant to the Certificate, the Ballot Measure presented at the Special Election was approved by the qualified electors of the District.

4. Ballot Measure Authorized. This City Council, acting in its capacity as legislative body of the District, is hereby authorized to levy on the land within the District the special tax described in the Ballot Measure for the purposes described therein and to take the necessary steps to levy the special tax authorized by the Ballot Measure. The appropriations limit as specified in the Ballot Measure is hereby established.
5. **Finding of Validity.** It is hereby found that all prior proceeding and actions taken by this City Council with respect to the District were valid and in conformity with the Act.

6. **Notice of Special Tax Lien.** The City Clerk is hereby directed to record in the office of the County Recorder of the County of Riverside within fifteen days of the date hereof a notice of special tax lien with respect to the District in substantially the form required by California Streets and Highways Code Section 3114.5.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 21st day of November, 2019.

__________________________________________
Brian Berkson  
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. 2019-106 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 21st day of November, 2019 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, on the 21st day of November, 2019.

Victoria Wasko, City Clerk
City of Jurupa Valley
EXHIBIT A

CITY OF JURUPA VALLEY
COMMUNITY FACILITIES DISTRICT NO. 2018-002
(Tract 36702)

CERTIFICATE OF THE CITY CLERK AS TO THE
RESULTS OF THE CANVASS OF THE ELECTION RETURNS

I, _________________, City Clerk of the City of Jurupa Valley, hereby certify that I canvassed the returns of the Special Election in the City of Jurupa Valley Community Facilities District No. 2018-002 (Tract 36702), and that the election was held in the Chambers of the City Council at 8930 Limonite Avenue, Jurupa Valley, CA on November 21, 2019.

I further certify that the total number of ballots cast in said election and the total number of votes cast for and against the measure are full, true and correct:

<table>
<thead>
<tr>
<th>Community Facilities District No. 2018-002 (Tract 36702) Special Tax Election, November 21, 2019</th>
<th>Qualified Eligible Voters</th>
<th>Votes Cast</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ballot Measure</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this 21st day of November, 2019.

By: __________________________
City Clerk
City of Jurupa Valley
EXHIBIT B

Ballot Measure:

“Shall special taxes with a rate and method of apportionment as set forth in Exhibit “B” to the resolution entitled “Resolution of Formation of the City Council of the City of Jurupa Valley, California, to Establish City of Jurupa Valley Community Facilities District No. 2018-002 (Tract 36702), 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 Special Taxes to the Qualified Electors Thereof” (the “Resolution of Formation”) be levied annually on taxable property within City of Jurupa Valley Community Facilities District No. 2018-002 (Tract 36702), to pay for street light and traffic signal, landscaping, storm drain and water quality basin maintenance services, and litter and graffiti removal on soundwalls and other amenities, plus normal painting, as required within the District, all other services necessary or useful for, or in connection with, the foregoing services, including building a reserve fund for replacement, and incidental expenses thereto, and shall the appropriations limit be established, all as set forth in the Resolution of Formation?”
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**Appendix A**  
RATES AND METHOD OF APPORTIONMENT OF SPECIAL TAXES FOR CFD 2018-002 (TRACT 36702)  

**Appendix B**  
BOUNDARY MAP FOR CFD2018-002 (TRACT 36702)
COMMUNITY FACILITIES DISTRICT REPORT
FOR
CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2018-002
(TRACT 36702)

INTRODUCTION

WHEREAS, the City Council of the CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA (“City Council”), did, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Division 2 of title 5 of the California Government Code (“Act”) on August 1st, 2019, adopt Resolution No. 2019-95 (“Resolution”) ordering the preparation and filing of a written Report for a proposed Community Facilities District (“Report”). This Community Facilities District shall be referred to as COMMUNITY FACILITIES DISTRICT NO. 2018-002 (TRACT 36702) CITY OF JURUPA VALLEY (CFD) and (CFD No. 2018-002 TRACT 36702); and,

WHEREAS, The Resolution ordering said Report, did direct that the Report generally contain the following:

- A brief description of the services by type proposed to be financed by the CFD which will adequately meet the needs of the CFD; and
- An estimate of the costs of providing such services, including the incidental expenses, to be incurred in connection with the CFD;

NOW, THEREFORE, the undersigned, the responsible officer or person directed to prepare the Report, pursuant to the provisions of the Act, does hereby submit the following Report.

A Community Facilities District may provide for financing of certain public services which are necessary to meet increased demands placed upon local agencies as a result of development or rehabilitation occurring with the CFD.


Based upon the data analyzed, it is my opinion that the services being funded are those that are necessary to meet certain increased demands placed upon the CITY OF JURUPA VALLEY, as a result of development occurring within the boundaries of the CFD.

Steve Loriso, R.C.E. 64701
DESCRIPTION OF SERVICES

A general description of the proposed services, pursuant to the terms stated in Exhibit “A” of the Resolution, is as follows:

STREETLIGHTS

Streetlights maintenance including energy charges, operation, maintenance, and administrative costs of streetlights located on Stone Avenue, and identified on the City approved Street Light Plans for Tract No. 36702, by Albert A Webb Associates, 2019.

LANDSCAPING

The maintenance of landscape and all landscaping materials such as turf, ground cover, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, sidewalks, monuments, lights, electricity, and related repair, replacement and inspection; as identified on the City approved CFD Landscape Plans for Tract No. 36702, by Albert A Webb Associates, 2018.

STORMWATER FACILITIES

The maintenance, administration and inspections of stormwater facilities and BMPs including open space area drains, catch basins, open space areas, and any other NPDES/WQMP/BMP related devices.

GRAFFITI ABATEMENT

Litter and graffiti removal on soundwalls and other amenities, plus normal painting as required within CFD boundaries on Stone Avenue.

INCIDENTALS

All other services necessary or useful for, or in connection with, the authorized services listed above, including, but not limited to, building a reserve fund for replacement.

The services listed herein are representative of the types of services authorized to be financed by Community Facilities District No. 2018-002 (Tract 36702). Detailed scope and limits of specific projects will be determined as appropriate, consistent with the standards of CITY OF JURUPA VALLEY. Addition, deletion or modification of descriptions of the services may be made consistent with the requirements of the City Council of the CITY OF JURUPA VALLEY, the Community Facilities District No. 2018-002 (Tract 36702), and the Act.
COST ESTIMATE

The cost estimate, including incidental expenses, is approximately $21,750.00 annually. The Maximum Special Taxes within the CFD have been established to pay for these services up to $1,055 per taxable unit per year for single-family residential property, $1,055 per acre for multifamily residential property and $2,048 per acre for non-residential property; as defined in the Rate and Method of Apportionment for CFD2018-002 Tract 36702.

The amount shall be increased based upon the percentage change in the Consumer Price Index for Riverside-San Bernardino-Ontario, with a maximum annual increase of six percent (6%) and a minimum increase of two percent (2%) of the Maximum Special Tax in effect in the previous fiscal year.

INCIDENTAL EXPENSES

Pursuant to Section 53340 of the Act, the proceeds of any special tax levied and collected by CFD No. 2018-002 (Tract 36702) may be used only to pay for the cost of providing services and incidental expenses. As defined by the Act, incidental expenses include, but are not limited to, the annual costs associated with determination of the amount of special taxes, collection of special taxes, payment of special taxes, or costs otherwise incurred in order to carry out the authorized purposes of the community facilities district. The incidental expenses associated with the annual administration of CFD No. 2018-002 (Tract 36702) are initially estimated to be $3,395. This amount shall be increased based upon the percentage change in the Consumer Price Index, with a maximum annual increase of six percent (6%) and a minimum increase of two percent (2%) of the Maximum Special Tax in effect in the previous Fiscal Year.

The cost of the Services shall include incidental expenses, including costs associated with formation of the District, determination of the amount of the Special Tax, collection of the Special Tax, payment of the Special Tax, costs incurred in order to carry out the authorized purposes of the District, and the costs of engineering, inspecting, coordinating, completing, planning and designing the Services, including the costs of environmental evaluations.

The following incidental expenses are examples of those that may be incurred in the formation of the District: engineering services, publishing, mailing and posting of notices, governmental notification and filing costs, Election costs, and charges and fees of the City other than those waived.

The following incidental expenses are examples of those that may be incurred in each annual Special Tax levy: necessary consultant costs, costs of posting and collecting the special taxes, and administrative costs of the City related to each annual Special Tax levy.
The Rate and Method of Apportionment of the special tax is attached hereto as Appendix A (the “Rate and Method of Apportionment”). The special tax will be collected in the same manner and at the same time as ad valorem property taxes and subject to the same penalties and provisions; however, the special tax may be collected at a different time or in a different manner if necessary for CFD No. 2018-002 (Tract 36702) to meet its financial obligations as permitted by the Act.

All of the property located within CFD No. 2018-002 (Tract 36702), unless exempt by law or by the special tax proposed for CFD No. 2018-002 (Tract 36702), shall be taxed for the purpose of providing necessary services to the CFD. Pursuant to Section 53325.3 of the Act, the tax imposed “is a special tax and not a special assessment, and there is no requirement that the tax be apportioned on the basis of benefit to any property.” The special tax may be based on benefit received by property, the cost of maintaining facilities or authorized services available or other reasonable basis as determined by the Council, although the special tax may not be apportioned on an ad valorem basis pursuant to Article XIII A of the California Constitution.

The special tax for the CFD was established generally relying on building square footage, net taxable acreage, land use type, types of services, square footage of services areas, groundcover, shrubs, and trees, and plant material expected to be included within the CFD, and estimated costs to maintain which were provided by the developer for TR 36702. Data used for estimates on this report were not independently verified by the report preparer, HR Green Pacific. HR Green Pacific disclaims responsibility for the impact of inaccurate data, if any, provided by the developer on the exhibits and plans for TR 36702 and on the Rate and Method of Apportionment for CFD 2018-002 (Tract 36702).

It is my opinion that the special tax rate and method of apportionment, as above set forth, is fair and reasonable.

November 21, 2019.

______________________________
Steve Loriso, R.C.E. 64701
PROPOSED BOUNDARIES

CFD 2018-002 (Tract 36702) shall consist of a benefit zone encompassing the properties within the residential development known as Tract 36702; generally located east of Stone Avenue and south of Martingale Drive in the City of Jurupa Valley, County of Riverside, State of California.

At the time of this assessment, the CFD boundary encompasses 17 assessable lots designated as proposed single-family residential lots, identified as of the date of this report by assessor parcel number(s):

166-070-016

A reduced scale map showing the boundaries of the CFD is provided as Appendix B. A full-scale map is on file with the City Clerk of the CITY OF JURUPA VALLEY and was recorded with Riverside County Recorder’s Office.
APPENDIX A

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES FOR CFD 2018-002 (TRACT 36702)
APPENDIX B

BOUNDARY MAP FOR
CFD 2018-002 (TRACT 36702)
ORDINANCE NO. 2019-19

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. 2018-002 (TRACT 36702) 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. 2019-95 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. 2018-002 (Tract 36702) and to authorize the levy of a Special Tax within City of Jurupa Valley Community Facilities District No. 2018-002 (Tract 36702)” (the “Resolution of Intention”), stating its intention to conduct proceedings to form City of Jurupa Valley Community Facilities District No. 2018-002 (Tract 36702) (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 November 21, 2019, 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. 2018-002 (Tract 36702), 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. 2018-002 (Tract 36702) 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 November 21, 2019, the City Council adopted a resolution entitled: “A 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. 2018-002 (Tract 36702) and Directing the Recording of a Notice of Special Tax Lien” (the “Resolution Declaring Results of Election”) which certified the results of the November 21, 2019 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 5th day of December, 2019.

____________________________________
Brian Berkson
Mayor

ATTEST:

____________________________________
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. 2019-19 was regularly introduced at a regular meeting of the City Council held on the 21st day of November, 2019, and thereafter at a regular meeting held on the 5th day of December, 2019, 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 5th day of December, 2019.

___________________________________
Victoria Wasko, CMC
City Clerk
STAFF REPORT

DATE: NOVEMBER 21, 2019

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ALAN KREIMEIER, INTERIM CITY MANAGER

BY: STEVE R. LORISO, P.E., CITY ENGINEER/DIRECTOR OF PUBLIC WORKS

SUBJECT: AGENDA ITEM NO. 13.B

PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY (ZONE O) TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (THE “DISTRICT”) AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY; VIAGGIO CIRCLE SOUTH OF AVLIS LANE

RECOMMENDATION

1) That the City Council adopt Resolution No. 2019-107, entitled:


BACKGROUND

The Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code (the “Act”) and Article XIII D of the California Constitution (“Proposition 218”), requires the City Council conduct proceedings to annex territory into an assessment district formed under the Act and to levy assessments within such territory.
In connection with the City’s incorporation in 2011, the Local Agency Formation Commission of Riverside County (LAFCO) adopted its Resolution No. 12-10 on July 22, 2010, to establish the Terms and Conditions of Incorporation, which require that the authority and responsibility for special assessment districts within the incorporated City associated with any County Landscape Maintenance District be transferred to the City upon its incorporation.

By its Resolution No. 11-26, adopted on July 1, 2011, the City Council assumed all authority and responsibility for the special assessment districts within the incorporated City associated with any County Landscape Maintenance District and specifically assumed responsibility for any and all special assessments levied in connection with such districts.

The County’s Landscape and Lighting Maintenance District No. 89-1-Consolidated (the “County District”), established pursuant to the provisions of the Act includes various territories located both within the incorporated boundaries of the City (the “City Territory”) and outside the incorporated boundaries of the City (the “County Territory”). Pursuant to its Resolution No. 2016-01 adopted on February 4, 2016, the City declared that the City Territory is a district under the 1972 Act, which is separate and distinct from the County Territory, and designated such territory as the “Jurupa Valley Landscape and Lighting Maintenance District No. 89-1-Consolidated.”

At its September 19th, 2019 meeting, the City Council adopted Resolution No. 2019-76 initiating proceedings for the annexation of territory to the Jurupa Valley Landscape and Lighting Maintenance District No. 89-1-Consolidated (the “District”) as Zone O and the levy and collection of assessments within such territory. Zone O includes 10 assessable parcels, generally located at Viaggio Circle south of Avlis Lane.

Further, the City Council adopted Resolution No. 2019-78 declaring its intention to annex territory to the District and to levy and collect assessments within such territory for fiscal year 2020-21. Resolution No. 2019-78 set November 21, 2019 as the public hearing date for protests to the levy of annual assessments and the annexation.

Subsequent to the September 19th meeting and in accordance with the Act and Proposition 218, notice was mailed to the owners of the properties within the territory to be annexed, along with an assessment ballot for such owners to indicate support for, or opposition to, the proposed annexation. The notice indicated the amount of the proposed assessment for their respective parcels and the date, time and place of the public hearing.
ANALYSIS

It is proposed to include the additional parcels within the boundaries of the District and to levy assessments within such territory for fiscal year 2020-21. Such territory is shown on a map on file in the office of the City Clerk and is open to public inspection.

At the public hearing, the City Council must hear and consider all oral and written statements, protests, objections or other communications made or filed with respect to the annexation of territory to the District and the levy and collection of annual assessments within such territory.

The assessment ballots must be tabulated at the public hearing. A majority protest exists if ballots submitted in opposition to the assessment and annexation exceed the ballots submitted in favor of the assessment and annexation. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property. In the absence of a majority protest, the City Council may adopt a resolution ordering the annexation and levy and collection of assessments within the territory.

OTHER INFORMATION

- On September 19th, 2019, City Council initiated proceedings for the annexation.

FINANCIAL IMPACT

The property owners are responsible for the annual payments of the special assessment. The City will file the special assessment with the County Auditor-Controller for collection via the annual property tax bills. The property owners have posted a deposit with their application to form Zone O, in order to cover City costs incurred in connection with the annexation. Approval of this resolution does not in any way commit the City to any financial contribution or liability for the Zone O. The City’s cost to administer Zone O annually will be reimbursed through the special assessment charged to property owners. The fiscal year 2020-21 (base year) maximum assessment for landscape maintenance and street lighting for each parcel is $272.880 and is subject to escalation beginning in FY 2021-22 to account for reasonable increase cost for maintenance and inflation.

The revenue from this special assessment will be deposited into City of Jurupa Valley L&LMD 89-1-C and will be used to pay for the services provided in Zone O. Both the revenue and expenses will be part of the City’s FY 2020-21 Adopted Budget, and there is no anticipated impact to the general fund.
CONCLUSION

It is recommended that the City Council adopt Resolution No. 2019-107, ordering annexation of territory to the District and the levy and collect assessments within such territory for fiscal year 2020-21.

ALTERNATIVES

1. Take no action.

2. Provide staff with further direction.

************************************************************************SIGNATURES ON FOLLOWING PAGE************************************************************************
Prepared by:

Carolina Fernandez, E.I.T.
Assistant Engineer

Reviewed by:

Connie Cardenas
Interim Administrative Services Director

Reviewed by:

Peter M. Thorson
City Attorney

Reviewed by:

Steve R. Loriso, P.E.
City Engineer/Dir. of Public Works

Submitted by:

George A. Wentz, P.E.
Deputy City Manager

Reviewed by:

Alan Kreimeier
Interim City Manager

Attachments:

1. Resolution Ordering Annexation
2. Engineer’s Report
RESOLUTION NO. 2019-107


THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY HEREBY FINDS, DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. Pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (hereinafter referred to as the "Act"), the City Council of the City of Jurupa Valley initiated proceedings for the annexation of territory to City of Jurupa Valley Landscape and Lighting Maintenance District No. 89-1-Consolidated (hereinafter referred to as the "District") and the levy and collection of assessments within such territory for the 2020-2021 fiscal year and caused to be prepared a written report (the "Engineer's Report") in accordance with the Act and Article XIII D of the California Constitution.

Section 2. Following notice duly given in accordance with law, the City Council has held a full and fair public hearing regarding the Engineer's Report, the annexation of territory to the District, and the levy and collection of the proposed assessment within such territory for fiscal year 2020-2021. All interested persons were afforded the opportunity to hear and be heard. The City Council considered all oral and written statements, protests and communications made or filed by interested persons and tabulated all ballots. The City Council hereby finds that a majority protest does not exist as defined in Section 4(e) of Article XIII D of the California Constitution. All protests and objections to the annexation of territory to the District and the levy and collection of the proposed assessment against lots or parcels of property within the annexed territory for fiscal year 2020-2021 are hereby overruled by the City Council.

Section 3. The City Council hereby orders the annexation of territory, which is described as Assessor’s Parcel Numbers 183-310-034, 183-310-035, 183-310-036, 183-310-037, 183-310-038, 183-310-039, 183-310-040, 183-310-041, 183-310-042 & 183-310-043 to the District. The District will continue to be designated as City of Jurupa Valley Landscape and Lighting Maintenance District No. 89-1-Consolidated.

Section 4. Based upon its review of the Engineer's Report and other reports and information, the City Council hereby finds and determines that (i) the land within the annexed territory will be benefited by the improvements as described in such Engineer’s Report, (ii) the annexed territory includes all of the lands so benefited, (iii) the net amount to be assessed upon the lands within the annexed territory for the 2020-2021 fiscal year, in accordance
with the Engineer's Report, is apportioned by a formula and method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements; and (iv) only special benefits are assessed and no assessment is imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.

Section 5. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: The installation and planting of landscaping, including trees, shrubs, grass and other ornamental vegetation; the installation or construction of any facilities which are appurtenant to any of the foregoing, or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris; the installation or construction of curbs, gutters, walls, sidewalks or paving, water irrigation, drainage or electrical facilities; the operation and maintenance cost of streetlights; and the maintenance and/or servicing of any of the foregoing.

Section 6. Lots or parcels of land within the annexed territory that are owned or used by any county, city, city and county, special district or any other local governmental entity, the State of California, or the United States shall be assessed unless the City demonstrates by clear and convincing evidence that such lots or parcels receive no special benefit from the proposed improvements.

Section 7. The City Council hereby confirms the diagram and assessment, with respect to the annexed parcels, as originally proposed in the Engineer's Report.

Section 8. The assessment is in compliance with the provisions of the Act and Article XIIIID of the California Constitution.

Section 9. The assessment is levied without regard to property valuation.

Section 10. The assessment is levied for the purpose of paying the costs and expenses of the improvements described in Section 5 above for the fiscal year commencing on July 1, 2020 and ending on June 30, 2021.

Section 11. The adoption of this Resolution constitutes the levy of an assessment for the fiscal year commencing July 1, 2020 and ending June 30, 2021.

Section 12. The improvements shall be performed pursuant to law.

Section 13. The County Auditor of Riverside County shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment and such assessments shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the assessments shall be paid to the City Administrative Services Director.

Section 14. The Administrative Director shall deposit all moneys representing assessments collected by the County to the credit of a special fund known as "City of Jurupa Valley L&LMD 89-I-C Zone O," and such moneys shall be expended only for the improvements described in Section 5 above.
**Section 15.** The City Clerk is hereby authorized and directed to file the diagram and assessment, or a certified copy of the diagram and assessment, with the County Auditor, together with a certified copy of this Resolution upon its adoption.

**Section 16.** A certified copy of the diagram and assessment shall be filed in the office of the City Engineer, with a duplicate copy on file in the office of the City Clerk and open for public inspection.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 21st day of November, 2019.

_________________________________
Brian Berkson
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. 2019-107 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 21st day of November, 2019 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, on the 21st day of November, 2019.

____________________________________
Victoria Wasko, City Clerk
City of Jurupa Valley
CITY OF JURUPA VALLEY

ENGINEER’S REPORT FOR
CITY OF JURUPA VALLEY
LANDSCAPE AND LIGHTING
MAINTENANCE DISTRICT
NO. 89-1-CONSOLIDATED

ZONE O
TR 32723

September 2019

Prepared By:

HR Green Pacific
1260 Corona Pointe Court, Suite 305
855.900.4742

www.hrgreen.com
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Pursuant to the direction from the City Council of the City of Jurupa Valley ("City Council"), California, this Engineer’s Report ("Report") is prepared and hereby submitted for the City of Jurupa Valley ("City") in compliance with the provisions of Section 22565 through 22574 of the Landscaping and Lighting Act of 1972 ("1972 Act"), said Act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, Section 4 of Article XIII D of the California Constitution.

This Report provides for the annexation of a portion of Jurupa Estates to City of Jurupa Valley L&LMD No. 89-1-C as Zone O and establishes the Maximum Assessment to be levied in the Fiscal Year commencing July 1, 2020 to June 30, 2021 (2020-2021) and continuing in all subsequent Fiscal Years, for this area to be known and designated as:

CITY OF JURUPA VALLEY L&LMD NO. 89-1-C ZONE O

TR 32723

I do hereby assess and apportion the total amount of the costs and expenses upon several parcels of land within said designated area liable therefor and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said services.

NOW, THEREFORE, I, the appointed ENGINEER, acting on behalf of the City of Jurupa Valley, pursuant to the 1972 Act, do hereby submit the following:

Pursuant to the provisions of law, the costs and expenses of the Zone have been assessed upon the parcels of land in the Zone benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein.

As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the Zone, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said Zone as they exist, as of the date of this Report, each of which subdivisions of land or parcels or lots, respectively, have been assigned a parcel/lot number within a specific tract and indicated on said Assessment Diagram/Boundary Map and in the Assessment Roll contained herein.

The separate numbers given the subdivisions and parcels of land, as shown on said Assessment Diagram/Boundary Map and Assessment Roll, correspond with the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the County Assessor Roll for a description of the lots or parcels.
As of the date of this Report, there are no parcels or lots within Zone O that are owned by a federal, state or other local governmental agency that will benefit from the services to be provided by the assessments to be collected.

September 19, 2019.

[Signature]

Steve Loriso, R.C.E. 64701
EXECUTIVE SUMMARY

INTRODUCTION

Pursuant to the provisions of law, the costs and expenses of the Zone have been assessed upon the parcels of land in the Zone benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein. On this 19th day of September, 2019 the City Council, City of Jurupa Valley, State of California, ordering the preparation of the Report providing for the annexation of TR 32723 to L&LMD No. 89-1-C as Zone O did, pursuant to the provisions of the 1972 Act, being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 2019-77 for a special assessment district Zone O known and designated as:

ZONE O
TR 32723

The annexation of Zone O includes a portion of the parcels of land within the residential subdivision known as TR 32723, also identified by the Assessor Parcel Number(s) valid as of the date of this Report: September 19th, 2018. As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the Zone, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said Zone as they exist, as of the date of this Report, each of which subdivisions of land or parcels or lots, respectively, have been assigned a parcel/lot number within a specific tract and indicated on the Assessment Diagram/Boundary Map and in the Assessment Roll contained herein.

The following report presents the engineering analysis for the annexation of Zone O and the establishment of the Maximum Assessment to be levied and collected commencing Fiscal Year 2020-2021 and all subsequent fiscal years.

DEFINITIONS

Agency – Means the local government, City of Jurupa Valley.
Capital cost – Means the cost of acquisition, installation, construction, reconstruction, or replacement of a permanent public improvement by the Agency.
District – Means an area determined by the Agency to contain all parcels which will receive a special benefit from a proposed public improvement of property-related service.
Maintenance and operation expenses - Means the cost of rent, repair, replacement, rehabilitation, fuel, power, electrical current, care, and supervision necessary to properly operate and maintain a permanent public improvement.
Ad Valorem Reduction – The corresponding general benefit value of the improvements.
Special benefit – Means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”
PART I – BOUNDARIES OF THE DISTRICT

LOCATION OF THE ASSESSMENT ZONE

Zone O shall consist of a benefit zone encompassing a portion of the properties within the residential development known as Tract 32723. The proposed improvements described in this Report are based on current development and improvement plans provided as of the date of this Report.

Zone O is generally located south of Avlis Lane and Viaggio Circle, in the City of Jurupa Valley, in the County of Riverside, State of California. It includes parkway area fronting the residential development on Avlis Ln. and Viaggio Cir., and parkway on Monse Cir. At the time of this assessment, the assessment zone consists of 10 assessable lots designated as proposed single family residence lots and zero non-assessable lots. Zone O consists of all lots/units, parcels, and subdivisions of land located in the following development area:

PART II – PLANS AND SPECIFICATIONS FOR CITY OF JURUPA VALLEY
L&LMD NO. 89-1-C ZONE O

The services to be funded by City of Jurupa Valley L&LMD No. 89-1-C Zone O include the landscape and streetlight maintenance within the residential subdivision designated as Tract 32723. The proposed improvements, the associated costs, and assessments have been carefully reviewed, identified, and allocated based on:

a. Level of Service  
b. Improvement Types  
c. Proximity to Improvement  
d. Levels of Special Benefit from Zone (on Public versus Private)

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping, dedicated easements for landscape use, and appurtenant facilities. The 1972 Act further provides that assessments may be apportioned upon all assessable lot(s) or parcel(s) of land within an assessment district in proportion to the estimated benefits to be received by each lot or parcel from the improvements rather than by assessed value.

It was determined that the improvements identified by this report will directly benefit the parcels to be assessed within Zone O. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the existing district as well as provide for annual maintenance of those improvements and the assessment revenues generated by the Zone will be used solely for such purpose.

LANDSCAPING IMPROVEMENTS

The assessment will provide for landscaping servicing and maintenance on public right-of-way and as approved by the City during the tentative tract map (TTM32723) approval. The following apply:

1. Servicing: the furnishing of water for the irrigation of the parkway landscaping within the tract and identified on L&LMD Landscape Plans for Zone O.
2. Maintenance: the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including the repair, removal, or replacement of all of part of landscape improvements. Maintenance shall also include tree trimming for the trees along the parkway and as identified on the approved L&LMD Landscape Plans for Zone O.
3. This assessment does not include servicing nor maintenance of any (if any) ground cover landscaping on parkway in front of or adjacent to private properties; excepting tree trimming of trees identified on the approved L&LMD Landscape Plans for Zone O.

The benefits associated with landscaping improvements include:

1. Enhanced environmental quality of the parcels through improved erosion resistance, dust and debris control, and fire protection.
2. Reduced criminal activity and property-related crimes (especially vandalism) against properties through well-maintained surrounding and amenities.
3. Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuation noise.

**STREET LIGHTING IMPROVEMENTS**

The assessment will provide for the operating energy cost of the street lights servicing the tract as shown in the Street Lighting Improvement Plans prepared for this development (IP16-001) TR 32723 development and approved by the City Engineer.

The benefits associated with streetlight improvements include:

1. Enhanced deterrence of crime such as vandalism and other criminal activities which would reduce damage to improvements or property.
2. Improved visibility to assist police in the protection of property.
3. Improved visibility for egress from and ingress to the property.

There is three (3) streetlights considered for this assessment that are requirements for the development of the new community.
PART III – FINANCIAL ANALYSIS

INTRODUCTION
The formula used for calculating assessments reflects the composition of the parcels and the improvements and services provided by the Zone to fairly apportion the costs based on the estimated benefit to each parcel.

The landscaping and streetlight improvements within Zone O provide direct and special benefit to the lots or parcels within the Zone. Therefore, the maintenance of these improvements also provides direct and special benefit by maintaining the functionality of the improvements and allowing the improvements to operate in a proper manner.

Because all benefiting properties consist of a uniform land use, it is determined that all residential parcels benefit equally from the improvements and the costs and expenses for the maintenance and servicing of landscaping and streetlight are apportioned on a per parcel basis.

The total benefit from the works of improvement is a combination of the special benefits to the parcels within the Zone and the general benefits to the public at large and to adjacent property owners. A portion of the total maintenance costs for the landscaping and streetlights, if any, associated with general benefits will not be assessed to the parcels in the Zone, but will be paid from other City of Jurupa Valley funds.

No property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property. Additionally, because the benefiting properties consist of a uniform land use (residential), it is determined that each of the residential parcels within the Zone benefit equally form the improvements. Therefore, the proportionate share of the costs and expenses for the provisions of landscaping and streetlights, as well as costs and expenses for the maintenance of the landscaping and streetlights are apportioned equally on a per parcel basis.

MAXIMUM ASSESSMENT METHODOLOGY
The following methodology was adopted by City Council in Resolution No. 2016-01 dated February 4, 2016. Such methodology has been maintained in preparation of this Report. The purpose of establishing a Maximum Assessment formula is to provide for reasonable increases and inflationary adjustments to annual assessments without requiring costly noticing and mailing procedures, which would add to the Zone O costs and assessments.

The Maximum Assessment formula shall be applied to all assessable parcels of land within the Zone. For Zone O, the initial Maximum Assessment(s) for Fiscal Year 2020-2021 are as follows:

1. The initial Total Maximum Assessment established within Zone O (TR 32723) shall be $2,728.04.
2. The initial Maximum Assessment per assessable parcel/lot/unit established within Zone O (TR 32723) is anticipated to be $272.80.
The initial Maximum Assessment is subject to an annual inflator starting in Fiscal Year 2021-2022. The initial Maximum Assessment shall be adjusted by the greater of two percent (2%) or the cumulative percentage increase in the CPI-U Index published by the Bureau of Labor Statistics of the United States Department of Labor.

The Maximum Assessment is adjusted annually and is calculated independent of Zone O’s annual budget and proposed annual assessment. The proposed annual assessment (rate per assessable parcel) applied in any fiscal year is not considered to be an increased assessment if less than or equal to the Maximum Assessment amount. In no case shall the annual assessment exceed the Maximum Assessment.

Although the Maximum Assessment will increase each year, the actual Zone O assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish reasonable limits on Zone O assessments. The Maximum Assessment calculated each year does not require or facilitate an increase of the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessments for the fiscal year require an increase and the increase is more than the adjusted Maximum Assessment, it is considered an increased assessment.

To impose an increase assessment, the City of Jurupa Valley must comply with the provisions of the California Constitution Article XIII D Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owner through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for Zone O. If the proposed assessment is not approved, the City may not levy an assessment greater than the adjusted Maximum Assessment previously established for Zone O.

**COST ESTIMATE**

The Ad Valorem reduction is the corresponding general benefit value of the improvements, and it is determined by identifying the general public benefit from the installation and upkeep of the improvements identified on this report. All proposed landscape and water quality improvements contained within this report are located directly in front of the assessed zone and the construction and installation of the improvements were only necessary for the development of properties within the Zone. Therefore, it was determined that any public access or use of these local improvements by others is incidental and there is no measurable general benefit to properties outside the one or to the public at large.

The proposed lighting improvements contained within this report are located directly in front of the assessed zone and the construction and installation of the improvements were necessary for the development of properties within the Zone.

The public benefit of the local improvement and installation of the streetlights is incidental and there is no measurable general benefit to properties outside the Zone or to the public at large.
The Assessment for each assessable parcel within Zone O is calculated by dividing the total Annual Balance to Levy minus the Ad Valorem Reduction by the total number of assessable subdivided parcels within Zone O to determine the Annual Assessment per assessable parcel.

\[
\frac{\text{Annual Balance to Levy} - \text{Ad Valorem Reduction}}{\text{Total number of assessable parcels}} = \text{Annual Assessment per assessable parcel}
\]

The Annual Balance to Levy is the Total Annual Landscaping Costs plus the Total Annual Streetlight Costs as seen in the following summary table:
### CITY OF JURUPA VALLEY L&LMD NO. 89-1-C ZONE O

**TR 32723**

**FY 2020-2021**

Total Assessable Parcels/Lots: 10

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Total Cost for Zone O</th>
<th>Cost per Parcel/Lot for Zone O</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Street Lighting:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annual Energy Charge of $112.38 per street light for 3 Street Lights – 39 Watt LED:</td>
<td>$337.14</td>
<td>$33.71</td>
</tr>
<tr>
<td>Administration:</td>
<td>$28.66</td>
<td>$2.87</td>
</tr>
<tr>
<td>Operating Reserve:</td>
<td>$33.71</td>
<td>$3.37</td>
</tr>
</tbody>
</table>

**TOTAL ANNUAL STREET LIGHTING ASSESSMENT:** $399.51 $39.95

| **Landscaping:**                                      |                       |                               |
| Annual Landscaping Maintenance:                       | $1,440.00             | $144.00                       |
| Tree Trimming:                                        | $225.00               | $22.50                        |
| Calsense Single:                                      | $250.00               | $25.00                        |
| Backflow Certificate:                                 | $50.00                | $5.00                         |
| Total Landscaping Maintenance Costs:                  | $1,965.00             | $196.50                       |
| Administration:                                       | $167.03               | $16.70                        |
| Operating Reserve:                                    | $196.50               | $19.65                        |

**TOTAL ANNUAL LANDSCAPING COSTS:** $2,328.53 $232.85

**TOTAL ANNUAL STREET LIGHTING AND LANDSCAPING ASSESSMENT:** $2,728.04 $272.80

**INITIAL MAXIMUM ASSESSMENT PER ASSESSABLE LOT/UNIT OR PARCEL:** $272.80

**Notes:**

Water cost included in landscape rate.
PART IV – ASSESSMENT DIAGRAM
(See next page)
**PART V – ASSESSMENT ROLLS**

Parcel identification for each lot/unit or parcel within Zone O shall be the parcels as shown on the Riverside County Secured Roll for the year in which this Report is prepared and reflective of the Assessor’s Parcel Maps. Zone O includes the following Assessor’s Parcel Numbers (APNs) as of the date of this Report:


The initial Maximum Assessment shall be adjusted annually by the greater of two percent (2%) or the cumulative percentage increase in the CPI-U for All Items Index published by the BLS.

When subdivided, the initial Maximum Assessments per assessable lot/unit or parcel for Zone O are as follows:

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Lot</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>TR 32723</td>
<td>Lot 1</td>
<td>$272.80</td>
</tr>
<tr>
<td>TR 32723</td>
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<td>TR 32723</td>
<td>Lot 9</td>
<td>$272.80</td>
</tr>
<tr>
<td>TR 32723</td>
<td>Lot 10</td>
<td>$272.80</td>
</tr>
</tbody>
</table>
STAFF REPORT

DATE: NOVEMBER 21, 2019

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ALAN KREIMEIER, INTERIM CITY MANAGER

BY: STEVE R. LORISO, P.E., CITY ENGINEER/ DIRECTOR OF PUBLIC WORKS

SUBJECT: AGENDA ITEM NO. 13.C

PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY (ZONE 2-E) TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (THE “DISTRICT”) AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY; LOCATED NORTH OF 20TH STREET AT CATERPILLAR COURT

RECOMMENDATION

1) That the City Council adopt Resolution No. 2019-108, entitled:


BACKGROUND

The Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code (the “Act”) and Article XIII D of the California Constitution (“Proposition 218”), requires the City Council conduct proceedings to annex territory into an assessment district formed under the Act and to levy assessments within such territory.
In connection with the City’s incorporation in 2011, the Local Agency Formation Commission of Riverside County (LAFCO) adopted its Resolution No. 12-10 on July 22, 2010, to establish the Terms and Conditions of Incorporation, which require that the authority and responsibility for special assessment districts within the incorporated City associated with any County Landscape Maintenance District be transferred to the City upon its incorporation.

By its Resolution No. 11-26, adopted on July 1, 2011, the City Council assumed all authority and responsibility for the special assessment districts within the incorporated City associated with any County Landscape Maintenance District and specifically assumed responsibility for any and all special assessments levied in connection with such districts.

The County’s Landscape and Lighting Maintenance District No. 89-1-Consolidated (the “County District”), established pursuant to the provisions of the Act includes various territories located both within the incorporated boundaries of the City (the “City Territory”) and outside the incorporated boundaries of the City (the “County Territory”). Pursuant to its Resolution No. 2016-01 adopted on February 4, 2016, the City declared that the City Territory is a district under the 1972 Act, which is separate and distinct from the County Territory, and designated such territory as the “Jurupa Valley Landscape and Lighting Maintenance District No. 89-1-Consolidated.”

At its September 19th, 2019 meeting, the City Council adopted Resolution No. 2019-79 initiating proceedings for the annexation of territory to the Jurupa Valley Landscape and Lighting Maintenance District No. 89-1-Consolidated (the “District”) as Zone 2-E and the levy and collection of assessments within such territory. Zone 2-E includes eight (8) assessable parcels, generally located north of 20th Street at Caterpillar Court.

Further, the City Council adopted Resolution No. 2019-81 declaring its intention to annex territory to the District and to levy and collect assessments within such territory for fiscal year 2020-21. Resolution No. 2019-81 set November 21, 2019 as the public hearing date for protests to the levy of annual assessments and the annexation.

Subsequent to the September 19 meeting and in accordance with the Act and Proposition 218, notice was mailed to the owners of the properties within the territory to be annexed, along with an assessment ballot for such owners to indicate support for, or opposition to, the proposed annexation. The notice indicated the amount of the proposed assessment for their respective parcels and the date, time and place of the public hearing.
ANALYSIS

It is proposed to include the additional parcels within the boundaries of the District and to levy assessments within such territory for fiscal year 2020-21. Such territory is shown on a map on file in the office of the City Clerk and is open to public inspection.

At the public hearing, the City Council must hear and consider all oral and written statements, protests, objections or other communications made or filed with respect to the annexation of territory to the District and the levy and collection of annual assessments within such territory.

The assessment ballots must be tabulated at the public hearing. A majority protest exists if ballots submitted in opposition to the assessment and annexation exceed the ballots submitted in favor of the assessment and annexation. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property. In the absence of a majority protest, the City Council may adopt a resolution ordering the annexation and levy and collection of assessments within the territory.

OTHER INFORMATION

- City Council initiated proceedings for the annexation on September 21, 2019.

FINANCIAL IMPACT

The property owners are responsible for the annual payments of the special assessment. The City will file the special assessment with the County Auditor-Controller for collection via the annual property tax bills. The property owners have posted a deposit with their application to form Zone 2-E, in order to cover City costs incurred in connection with the annexation. Approval of this resolution does not in any way commit the City to any financial contribution or liability for the Zone 2-E. The City’s cost to administer Zone 2-E annually will be reimbursed through the special assessment charged to property owners. The fiscal year 2020-21 (base year) maximum assessment for landscape maintenance and street lighting for each parcel is $161.81 and is subject to escalation beginning in FY 2021-22 to account for reasonable increase cost for maintenance and inflation.

The revenue from this special assessment will be deposited into City of Jurupa Valley L&LMD 89-1-C and will be used to pay for the services provided in Zone 2-E. Both the revenue and expenses will be part of the City’s FY 2020-21 Adopted Budget, and there is no anticipated impact to the General Fund.
CONCLUSION

It is recommended that the City Council adopt Resolution No. 2019-108, ordering annexation of territory to the District and the levy and collect assessments within such territory for fiscal year 2020-21.

ALTERNATIVES

1. Take no action.

2. Provide staff with further direction.

****************************************************************** SIGNATURES ON FOLLOWING PAGE ******************************************************************
Prepared by:

Carolina Fernandez, E.I.T.
Assistant Engineer

Reviewed by:

Connie Cardenas
Interim Administrative Services Director

Submitted by:

George A. Wentz, P.E.
Deputy City Manager

Reviewed by:

Peter M. Thorson
City Attorney

Reviewed by:

Alan Kreimeier
Interim City Manager

Attachments:

1. Resolution Ordering Annexation
2. Engineer's Report
RESOLUTION NO. 2019-108


Section 1. Pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (hereinafter referred to as the "Act"), the City Council of the City of Jurupa Valley initiated proceedings for the annexation of territory to City of Jurupa Valley Landscape and Lighting Maintenance District No. 89-1-Consolidated (hereinafter referred to as the "District") and the levy and collection of assessments within such territory for the 2020-2021 fiscal year and caused to be prepared a written report (the "Engineer's Report") in accordance with the Act and Article XIII D of the California Constitution.

Section 2. Following notice duly given in accordance with law, the City Council has held a full and fair public hearing regarding the Engineer's Report, the annexation of territory to the District, and the levy and collection of the proposed assessment within such territory for fiscal year 2020-2021. All interested persons were afforded the opportunity to hear and be heard. The City Council considered all oral and written statements, protests and communications made or filed by interested persons and tabulated all ballots. The City Council hereby finds that a majority protest does not exist as defined in Section 4(e) of Article XIII D of the California Constitution. All protests and objections to the annexation of territory to the District and the levy and collection of the proposed assessment against lots or parcels of property within the annexed territory for fiscal year 2020-2021 are hereby overruled by the City Council.

Section 3. The City Council hereby orders the annexation of territory, which is described as Assessor's Parcel Numbers 175-160-027, 175-160-028, 175-160-038, 175-160-042, 175-160-044, 175-160-045, 175-160-046, and 175-160-047 to the District. The District will continue to be designated as City of Jurupa Valley Landscape and Lighting Maintenance District No. 89-1- Consolidated.
Section 4. Based upon its review of the Engineer's Report and other reports and information, the City Council hereby finds and determines that (i) the land within the annexed territory will be benefited by the improvements as described in such Engineer's Report, (ii) the annexed territory includes all of the lands so benefited, (iii) the net amount to be assessed upon the lands within the annexed territory for the 2020-2021 fiscal year, in accordance with the Engineer's Report, is apportioned by a formula and method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements; and (iv) only special benefits are assessed and no assessment is imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.

Section 5. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: The operating energy cost and maintenance of streetlights.

Section 6. Lots or parcels of land within the annexed territory that are owned or used by any county, city, city and county, special district or any other local governmental entity, the State of California, or the United States shall be assessed unless the City demonstrates by clear and convincing evidence that such lots or parcels receive no special benefit from the proposed improvements.

Section 7. The City Council hereby confirms the diagram and assessment, with respect to the annexed parcels, as originally proposed in the Engineer's Report.

Section 8. The assessment is in compliance with the provisions of the Act and Article XIIIID of the California Constitution.

Section 9. The assessment is levied without regard to property valuation.

Section 10. The assessment is levied for the purpose of paying the costs and expenses of the improvements described in Section 5 above for the fiscal year commencing on July 1, 2020 and ending on June 30, 2021.

Section 11. The adoption of this Resolution constitutes the levy of an assessment for the fiscal year commencing July 1, 2020 and ending June 30, 2021.

Section 12. The improvements shall be performed pursuant to law.

Section 13. The County Auditor of Riverside County shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment and such assessments shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the assessments shall be paid to the City Administrative Services Director.
Section 14. The Administrative Director shall deposit all moneys representing assessments collected by the County to the credit of a special fund known as "City of Jurupa Valley L&LMD 89-I -C Zone 2-E," and such moneys shall be expended only for the improvements described in Section 5 above.

Section 15. The City Clerk is hereby authorized and directed to file the diagram and assessment, or a certified copy of the diagram and assessment, with the County Auditor, together with a certified copy of this Resolution upon its adoption.

Section 16. A certified copy of the diagram and assessment shall be filed in the office of the City Engineer, with a duplicate copy on file in the office of the City Clerk and open for public inspection.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this 21st day of November, 2019.

________________________________________
Brian Berkson
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. 2019-108 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 21st day of November, 2019 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, on the 21st day of November, 2019.

__________________________________________
Victoria Wasko, City Clerk
City of Jurupa Valley
CITY OF JURUPA VALLEY

ENGINEER'S REPORT FOR
CITY OF JURUPA VALLEY
LANDSCAPE AND LIGHTING
MAINTENANCE DISTRICT
NO. 89-1-CONSOLIDATED
Volume 2

ZONE 2-E
RUBIDOUX COMMERCIAL

SEPTEMBER 2019

Prepared By:

HR Green Pacific
1260 Corona Pointe Court, Suite 305
855.900.4742
www.hrgreen.com

8930 Limonite Avenue | Jurupa Valley, CA 92509
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Pursuant to the direction from the City Council of the City of Jurupa Valley ("City Council"), California, this Engineer's Report ("Report") is prepared and hereby submitted for the City of Jurupa Valley ("City") in compliance with the provisions of Section 22565 through 22574 of the Landscaping and Lighting Act of 1972 ("1972 Act"), said Act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, Section 4 of Article XIII D of the California Constitution.

This Report provides for the annexation of the Rubidoux Commercial development to City of Jurupa Valley L&LMD No. 89-1-C as Zone 2-E and establishes the Maximum Assessment to be levied in the Fiscal Year commencing July 1, 2020 to June 30, 2021 (2020-2021) and continuing in all subsequent Fiscal Years, for this area to be known and designated as:

**CITY OF JURUPA VALLEY L&LMD NO. 89-1-C ZONE 2-E**

Rubidoux Commercial

I do hereby assess and apportion the total amount of the costs and expenses upon several parcels of land within said designated area liable therefor and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said services.

NOW, THEREFORE, I, the appointed ENGINEER, acting on behalf of the City of Jurupa Valley, pursuant to the 1972 Act, do hereby submit the following:

Pursuant to the provisions of law, the costs and expenses of the Zone have been assessed upon the parcels of land in the Zone benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein.

As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the Zone, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said Zone as they exist, as of the date of this Report, each of which subdivisions of land or parcels or lots, respectively, have been assigned a parcel/lot number within a specific tract map and indicated on said Assessment Diagram/Boundary Map and in the Assessment Roll contained herein.

The separate numbers given the subdivisions and parcels of land, as shown on said Assessment Diagram/Boundary Map and Assessment Roll, correspond with the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the County Assessor Roll for a description of the lots or parcels.
As of the date of this Report, there are no parcels or lots within Zone 2-E that are owned by a federal, state or other local governmental agency that will benefit from the services to be provided by the assessments to be collected.

September 19, 2019.

______________________________
Steve Loriso, R.C.E. 64701
EXECUTIVE SUMMARY

INTRODUCTION

Pursuant to the provisions of law, the costs and expenses of the Zone have been assessed upon the parcels of land in the Zone benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein. On this 19th day of September, 2019 the City Council, City of Jurupa Valley, State of California, ordering the preparation of the Report providing for the annexation of The Rubidoux Commercial development to L&LMD No. 89-1-C Volume 2 as Zone 2-E, pursuant to the provisions of the 1972 Act, being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 2019-80 for a special assessment district zone known and designated as:

ZONE 2-E
Rubidoux Commercial

As of the date of this Report, September 19th, 2019, the annexation of Zone 2-E includes annexation of that portion of land identified by the Assessor Parcel Numbers 175-160-027, 175-160-028, 175-160-038, 175-160-042, 175-160-044, 175-160-045, 175-160-046, and 175-160-047. As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the Zone, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said Zone as they exist, as of the date of this Report, each of which subdivisions of land or parcels or lots, respectively, have been assigned a parcel/lot number within a specific tract and indicated on the Assessment Diagram/Boundary Map and in the Assessment Roll contained herein.

The following report presents the engineering analysis for the annexation of Zone 2-E and the establishment of the Maximum Assessment, based on Proposition 218 and the Act of 1972, to be levied and collected commencing Fiscal Year 2020-2021 and all subsequent fiscal years.

DEFINITIONS

Agency – Means the local government, City of Jurupa Valley.
Capital cost – Means the cost of acquisition, installation, construction, reconstruction, or replacement of a permanent public improvement by the Agency.
District – Means an area determined by the Agency to contain all parcels which will receive a special benefit from a proposed public improvement of property-related service.
Maintenance and operation expenses - Means the cost of rent, repair, replacement, rehabilitation, fuel, power, electrical current, care, and supervision necessary to properly operate and maintain a permanent public improvement.
Ad Valorem Reduction – Means the corresponding general benefit value of the improvements.
Special benefit— Means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”
PART I – BOUNDARIES OF THE DISTRICT

LOCATION OF THE ASSESSMENT ZONE

Zone 2-E shall consist of a benefit zone encompassing the properties within the industrial/commercial development located north of 20th Street on Caterpillar Court. The proposed improvements described in this Report are based on current development and improvement plans provided as of the date of this Report; streetlight plans prepared by Bonadiman & Associates, Inc.

Zone 2-E encompasses the properties located within Parcel Map 22503, in the City of Jurupa Valley, in the County of Riverside, State of California. It includes 7 parcels, identified as the Rubidoux Commercial Development.
Zone 2-E consists of all lots/units, parcels, and subdivisions of land located in the following development area:

PART II – IMPROVEMENTS AND SERVICES FOR CITY OF JURUPA VALLEY L&LMD NO. 89-1-C ZONE 2-E

The services to be funded by City of Jurupa Valley L&LMD No. 89-1-C Zone 2-E include the operating energy cost and maintenance of the streetlights (9) required for the commercial development designated as Rubidoux Commercial Development; four streetlights are located on 20th Street along the frontage of the development and five streetlights are located on Caterpillar Ct. The proposed improvements, the associated costs, and assessments have been carefully reviewed, identified, and allocated based on special benefit. Zone 2-E was reviewed and specific areas of special benefit within the District were identified, based on:

   a. Level of Service
   b. Improvement Types
   c. Proximity to Improvement
   d. Levels of Special Benefit from Zone (on Public versus Private)

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping, dedicated easements for landscape use, and appurtenant facilities. The 1972 Act further provides that assessments may be apportioned upon all assessable lot(s) or parcel(s) of land within an assessment district in proportion to the estimated benefits to be received by each lot or parcel from the improvements rather than by assessed value.

It was determined that the improvements identified by this report will directly benefit the parcels to be assessed within Zone 2-E. The assessments and method of apportionment is based on the premise that the assessments will be used for lighting improvements within the existing district as well as provide for annual maintenance of those improvements and the assessment revenues generated by the Zone will be used solely for such purpose.

STREET LIGHTING IMPROVEMENTS

The assessment will provide for the operating energy cost of the street lights servicing the industrial development, as shown in the Street Lighting Improvement Plan by Bonadiman & Associates, Inc. prepared for this development.

The benefits associated with streetlight improvements include:

1. Enhanced deterrence of crime such as vandalism and other criminal activities which would reduce damage to improvements or property.
2. Improved visibility to assist police in the protection of property.
3. Improved visibility for egress from and ingress to the property.
PART III – FINANCIAL ANALYSIS

INTRODUCTION
The formula used for calculating assessments reflects the composition of the parcels and the improvements and services provided by the Zone to fairly apportion the costs based on the estimated benefit to each parcel.

The streetlight improvements within Zone 2-E provide direct and special benefit to the lots or parcels within the Zone. Therefore, the maintenance of these improvements also provides direct and special benefit by maintaining the functionality of the improvements and allowing the improvements to operate in a proper manner.

Because all benefiting properties consist of a uniform land use, it is determined that all parcels benefit equally from the improvements and the costs and expenses for the maintenance and servicing of streetlights are apportioned on a per parcel basis.

The total benefit from the works of improvement is a combination of the special benefits to the parcels within the Zone and the general benefits to the public at large and to adjacent property owners. A portion of the total maintenance costs for the streetlights, if any, associated with general benefits will not be assessed to the parcels in the Zone, but will be paid from other City of Jurupa Valley funds.

No property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property. Additionally, because the benefiting parcels within the zone consist of a uniform land use, it is determined that each of the parcels within the Zone benefit equally form the improvements. Therefore, the proportionate share of the costs and expenses for the provisions of streetlights, as well as costs and expenses for the maintenance of the streetlights apportioned equally on a per parcel basis.

MAXIMUM ASSESSMENT METHODOLOGY
The following methodology was adopted by City Council in Resolution No. 2016-01 dated February 4, 2016. Such methodology has been maintained in preparation of this Report. The purpose of establishing a Maximum Assessment formula is to provide for reasonable increases and inflationary adjustments to annual assessments without requiring costly noticing and mailing procedures, which would add to the Zone 2-E costs and assessments.

The Maximum Assessment formula shall be applied to all assessable parcels of land within the Zone. For Zone 2-E, the initial Maximum Assessment(s) for Fiscal Year 2020-2021 are as follows:

1. The initial Total Maximum Assessment established within Zone 2-E (Rubidoux Commercial) shall be $1,294.44.
2. The initial Maximum Assessment per assessable parcel/lot/unit established within Zone 2-E, composed of 8 assessable lots, is anticipated to be $161.81.

In compliance with California Constitution Article XIIIID (Proposition 218), the assessment established for Zone 2-E on this report, include an adjustment formula to account for reasonable increase in cost for maintenance and inflation. The initial Maximum Assessment shall be adjusted by the greater of two percent (2%) or the cumulative percentage increase in the CPI-U Index published by the Bureau of Labor Statistics of the United States Department of Labor for Riverside-San Bernardino-Ontario.

The Maximum Assessment is adjusted annually and is calculated independent of Zone 2-E’s annual budget and proposed annual assessment. The proposed annual assessment (rate per assessable parcel) applied in any fiscal year is not considered to be an increased assessment if less than or equal to the Maximum Assessment amount. In no case shall the annual assessment exceed the Maximum Assessment.

Although the Maximum Assessment will increase each year, the actual Zone 2-E assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish reasonable limits on Zone 2-E assessments. The Maximum Assessment calculated each year does not require or facilitate an increase of the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessments for the fiscal year require an increase and the increase is more than the adjusted Maximum Assessment, it is considered an increased assessment.

To impose an increase assessment, the City of Jurupa Valley must comply with the provisions of the California Constitution Article XIII D Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owner through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for Zone 2-E. If the proposed assessment is not approved, the City may not levy an assessment greater than the adjusted Maximum Assessment previously established for Zone 2-E.

**COST ESTIMATE**

The Ad Valorem reduction is the corresponding general benefit value of the improvements, and it is determined by identifying the general public benefit from the installation and upkeep of the Improvements identified on this report. All proposed Lighting Improvements contained within this report are located in front of or leading to the assessed boundary zone and the construction and installation of the improvements were only necessary for the development of properties within the Zone. Therefore, it was determined that any public access or use of these local improvements by others is incidental and there is no measurable general benefit to properties outside the one or to the public at large. The Ad Valorem reduction for this assessment is zero.
The Assessment for each assessable parcel within Zone 2-E is calculated by dividing the total Annual Balance to Levy minus the Ad Valorem Reduction by the total number of assessable subdivided parcels within Zone 2-E to determine the Annual Assessment per assessable parcel.

\[
\frac{\text{Annual Balance to Levy} - \text{Ad Valorem Reduction}}{\text{Total number of assessable parcels}} = \text{Annual Assessment per assessable parcel}
\]

The Annual Balance to Levy is the Total Annual Landscaping Costs as seen in the following summary table:
CITY OF JURUPA VALLEY L&LMD NO. 89-1-C ZONE 2-E
Rubidoux Commercial
FY 2020-2021

Total Assessable Parcels/Lots: 8

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Total Cost for Zone 2-E</th>
<th>Cost per Parcel/Lot for Zone 2-E</th>
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</tr>
<tr>
<td>Administration :</td>
<td>$92.85</td>
<td>$11.60</td>
</tr>
<tr>
<td>Operating Reserve :</td>
<td>$109.24</td>
<td>$13.66</td>
</tr>
<tr>
<td><strong>TOTAL ANNUAL STREET LIGHTING COSTS:</strong></td>
<td>$1,294.44</td>
<td>$161.81</td>
</tr>
</tbody>
</table>

**AD VALOREM REDUCTION**

- **$0**

**INITIAL MAXIMUM ASSESSMENT PER ASSESSABLE LOT/UNIT OR PARCEL OF ZONE 2-E:** $161.81
PART IV – ASSESSMENT DIAGRAM

(See next page)
PART V – ASSESSMENT ROLLS

Parcel identification for each lot/unit or parcel within Zone 2-E shall be the parcels as shown on the Riverside County Secured Roll for the year in which this Report is prepared and reflective of the Assessor’s Parcel Maps. Zone 2-E includes the following Assessor’s Parcel Numbers (APNs) as of the date of this Report: 175-160-027, 175-160-028, 175-160-038, 175-160-042, 175-160-044, 175-160-045, 175-160-046, and 175-160-047.

The initial Maximum Assessment shall be adjusted annually by the greater of two percent (2%) or the cumulative percentage increase in the CPI-U for All Items Index published by the BLS.

When subdivided, the initial Maximum Assessments per assessable lot/unit or parcel for Zone 2-E are as follows:

<table>
<thead>
<tr>
<th>Parcel/ Lot No.</th>
<th>Maximum Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>175-160-027</td>
<td>$161.81</td>
</tr>
<tr>
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<td>$161.81</td>
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<td>175-160-046</td>
<td>$161.81</td>
</tr>
<tr>
<td>175-160-047</td>
<td>$161.81</td>
</tr>
</tbody>
</table>
STAFF REPORT

DATE: NOVEMBER 21, 2019

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ALAN KREIMEIR, INTERIM CITY MANAGER

BY: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

SUBJECT: AGENDA ITEM NO. 13.D

PUBLIC HEARING TO CONSIDER GENERAL PLAN AMENDMENT (GPA) NO. 19005; CONSIDERATION OF AN AMENDMENT TO THE 2017 GENERAL PLAN COMMUNITY SAFETY, SERVICES AND FACILITIES ELEMENT TO INCORPORATE THE CITY’S LOCAL HAZARD MITIGATION PLAN (LHMP)

RECOMMENDATION

1) That the City Council adopt Resolution No. 2019-109, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT (GPA) NO. 19005 TO AMEND THE 2017 GENERAL PLAN COMMUNITY SAFETY, SERVICES, AND FACILITIES ELEMENT TO INCORPORATE THE CITY’S LOCAL HAZARD MITIGATION PLAN (LHMP)

BACKGROUND

On September 7, 2017, the Jurupa Valley City Council adopted the 2017 General Plan, the City’s first General Plan. The General Plan includes ten elements, including the Community Safety, Services, and Facilities Element which includes the State-mandated Safety Element as well as a discussion of public services and facilities in the City. According to the 2017 State General Plan Guidelines, the goal of the Safety Element is to: “reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards.” The Element contains background information on these hazards in the City of Jurupa Valley as well as goals, policies and programs regarding how to protect the community.

On December 20, 2018, the City of Jurupa Valley adopted the Local Hazard Mitigation Plan (LHMP) Annex from the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan as required by the Federal Disaster Mitigation and Cost Reduction
Act of 2000. The LHMP assists public safety officials and city staff, elected officials, and members of the public understand the threats from natural and human-caused hazards in the community. The Plan also recommends specific actions to proactively decrease these threats before disasters occur. The LHMP was prepared pursuant to the requirements of the Federal Disaster Mitigation Act of 2000 to achieve eligibility and potentially secure mitigation funding through the Federal Emergency Management Agency (FEMA), Flood Mitigation Assistance, Pre-Disaster Mitigation, and Hazard Mitigation Grant Programs.

The California Disaster Assistance Act (CDAA) provides financial assistance from the state for costs incurred by local governments as a result of a disaster event. The program also provides for the reimbursement of local government costs associated with certain emergency activities undertaken in response to a state of emergency proclaimed by the Governor. The program generally limits reimbursement to 75% of eligible costs unless a jurisdiction has adopted an LHMP as part of its Safety Element per Assembly Bill 2140 (AB 2140) in which case the Legislature may provide for a state share of local costs in excess of 75 percent.

On February 21, 2019, the City Council initiated a General Plan Amendment to adopt the City’s LHMP into the Community Safety, Services, and Facilities Element, pursuant to AB 2140. The Planning Commission recommended approval of the proposed amendment on October 23, 2019 by a vote of 4-0.

ANALYSIS

The adopted 2017 General Plan Community Safety, Services and Facilities Element already contains a reference to the City’s LHMP. However, in order to strengthen the reference to the LHMP and ensure it meets State requirements, staff is proposing to amend the Element to add additional language regarding the LHMP and incorporate the LHMP “by reference.” As outlined in Attachment 3, changes are proposed to the Introduction to the Element (Page 8-2) as well as to the discussion on Disaster Preparedness (Page 8-23). These amendments are outlined in strike-out/underline format below:

New language to be added to the Community Safety, Services, and Facilities Element Introduction (Page 8-2):

“In addition to the Community Safety, Services, and Facilities Element, the City maintains and regularly updates the Jurupa Valley Local Hazard Mitigation Plan (LHMP), which is incorporated herein by reference. The LHMP has been prepared pursuant to the Federal Disaster Mitigation Act of 2000 and outlines a strategy for reducing the City’s vulnerability to the impacts of natural and manmade disasters. By incorporating the LHMP into this Element by reference, the City may be eligible to receive increased state recovery funding in the event of a disaster.”
In addition, the following revisions to paragraph 2 on page 8-23 under ‘5. Disaster Preparedness’ are proposed:

_Hazard Mitigation Plans exist at the federal, state, regional, and local level. The California Federal Disaster Mitigation Act of 2000 requires state, local, and tribal governments to prepare Hazard Mitigation plans that address actions and strategies to mitigate hazards, risks and vulnerabilities. As outlined in the Introduction to this Element, The City of Jurupa Valley regularly updates its has adopted a Local Hazard Mitigation Plan (LHMP) which is incorporated herein by reference. In addition, the City and participates in the County of Riverside Multi-Jurisdictional Local Hazard Mitigation Plan. Together, these plans set goals to mitigate potential risks from natural and man-made hazards, identify vulnerabilities, provide recommendations for actions, evaluate resources, and identify future mitigation planning and maintenance of existing plan.

CONCLUSION

Staff recommends that the City Council adopt Resolution 2019-109 approving General Plan Amendment No. 19005 to amend the 2017 General Plan Community Safety, Services, and Facilities Element to incorporate the City’s LHMP.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The City’s CEQA Administrator has determined that the proposed General Plan Amendment is exempt from CEQA pursuant to Section 15061(b)(3), the “Common Sense Exemption,” which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Because the proposed amendment is limited to text changes in reference to the City’s LHMP, there is no possibility that it may have a significant effect on the environment and is therefore not subject to CEQA.

FINANCIAL IMPACT

None. Processing costs are being covered by the Planning Department budget.

ALTERNATIVES

1. Approve GPA 19005 as described in this report.
2. Deny GPA 19005. Staff does not recommend this alternative as it could limit state disaster reimbursement to 75% of eligible costs in the event of an emergency.
3. Defer action and request additional information.
Prepared by:

Thomas G. Merrell
Planning Director

Submitted by:

Alan Kreimeier
Interim City Manager

Reviewed by:

Connie Cardenas
Interim Administrative Services Director

Peter M. Thorson
City Attorney

Reviewed by:

George A. Wentz
Deputy City Manager

Attachments:
1. Draft City Council Resolution No. 2019-109
2. Planning Commission Resolution No. 2019-10-23-02
3. Draft 2017 General Plan Community Safety, Services, and Facilities Element: Amendment (strikeout/underline format)
4. 2018 Jurupa Valley Local Hazard Mitigation Plan (LHMP)

Available on the City’s Website:
5. Adopted 2017 General Plan (includes adopted Community Safety, Services, and Facilities Element)
RESOLUTION NO. 2019-109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 19005 TO AMEND THE 2017 GENERAL PLAN COMMUNITY SAFETY, SERVICES, AND FACILITIES ELEMENT TO INCORPORATE THE CITY’S LOCAL HAZARD MITIGATION PLAN AND FINDING THAT THE PROPOSED AMENDMENT IS EXEMPT FROM CEQA

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:

Section 1. Project. The City has initiated General Plan Amendment No. 19005 to amend the 2017 Jurupa Valley General Plan Community Safety, Services, and Facilities Element to incorporate the City’s Local Hazard Mitigation Plan (LHMP) (“Project”).

Section 2. General Plan Amendment.

(a) The City has initiated General Plan Amendment No. 19005 to amend the 2017 Jurupa Valley General Plan Community Safety, Services, and Facilities Element to incorporate the City’s LHMP.

(b) Section 9.30.010.A. of the Jurupa Valley Municipal Code provides that any amendment to any part of the Jurupa Valley General Plan, shall be adopted in accordance with the provisions of Government Code Section 65300 et seq., as now written or hereafter amended, and Chapter 9.30 of the Jurupa Valley Municipal Code. No mandatory element of the General Plan may be amended more frequently than four (4) times during any calendar year, unless otherwise allowed by Government Code Section 65358. Subject to that limitation, an amendment may be adopted at any time, as determined by the City Council. Each amendment may include more than one change to the General Plan.

(c) Section 9.30.010.B. of the Jurupa Valley Municipal Code provides that the initiation of proceedings for the amendment of any part of the Jurupa Valley General Plan shall be conducted in accordance with the provisions of Chapter 9.30 of the Jurupa Valley Municipal Code.

(d) Section 9.30.040.B. of the Jurupa Valley Municipal Code provides that the initiation of proceedings for any amendment pursuant to Section 9.30.040 requires an order of the City Council, adopted by the affirmative vote of not less than a majority of the entire membership of the City Council. The City Council may adopt an order initiating amendment proceedings at any time. The adoption of an order by the City Council initiating amendment proceedings does not require a public hearing and does not imply any such amendment will be approved.

(e) Section 9.30.040.C. of the Jurupa Valley Municipal Code provides that either the Planning Director or the Planning Commission may recommend that the City Council adopt an order initiating proceedings for an amendment pursuant to Section 9.30.040. All such
recommendations must be in writing and submitted to the City Clerk for placement on the City Council agenda as a matter not requiring a public hearing.

(f) On February 21, 2018, upon recommendation by the Planning Director, the City Council ordered the initiation of proceedings for the General Plan Amendment No. 19005 by an affirmative vote of 5-0 of the City Council.

(g) Section 9.30.040.E. of the Jurupa Valley Municipal Code provides that after adoption of an order of the City Council initiating proceedings for an amendment pursuant to Section 9.30.004, the amendment shall be processed, heard and decided in accordance with Sections 9.30.010 and 9.30.100 of the Jurupa Valley Municipal Code.

(h) Section 9.30.100(1) of the Jurupa Valley Municipal Code provides that proposals to amend the Jurupa Valley General Plan, or any part or element thereof, shall be heard by the Planning Commission during a public hearing on the matter. Notice of the public hearing shall be given pursuant to Section 9.05.040 of the Jurupa Valley Municipal Code. Further, Government Code Section 65353 provides that when a city has a planning commission authorized by local ordinance or resolution to review and recommend action on a proposed general plan, the commission shall hold at least one public hearing before approving a recommendation on the adoption of a general plan.

(i) Section 9.30.100(2) of the Jurupa Valley Municipal Code provides that after closing the public hearing, the Planning Commission shall make a recommendation for approval or disapproval within a reasonable time, by resolution, including therein its findings, and transmit it to the City Council with a copy mailed to the applicant. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Planning Commission. If the Planning Commission cannot reach a decision within a reasonable time after closing the hearing, that fact shall be reported to the City Council and shall be deemed a recommendation to deny the proposal. Further, Government Code Section 65354 provides that the planning commission shall make a written recommendation on the adoption of a general plan, that a recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission, and that the planning commission shall send its recommendation to the legislative body.

(j) Section 9.30.100(3) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation of the Planning Commission on amendment of the General Plan, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day and shall give notice of public hearing in the same manner as notice was given of the hearing before the Planning Commission.

(k) Section 9.30.100(4) of the Jurupa Valley Municipal Code provides that after closing the public hearing, the City Council shall render its decision within a reasonable time. A decision to amend the General Plan, or any part or element thereof, shall be made by resolution, which resolution shall be adopted by the affirmative vote of not less than the majority of the total membership of the City Council. The City Council may approve, modify or disapprove the recommendation of the Planning Commission; provided, however, that any substantial
modification of the Planning Commission’s recommendation not previously considered by the Commission must first be referred to the Commission for its recommendation.

(l) Section 9.30.100(5) of the Jurupa Valley Municipal Code provides that a proposal to amend any part or element of the General Plan may not be approved by the City Council until all procedures required by the Jurupa Valley CEQA implementing procedures to approve a matter have been completed.

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

(a) 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 October 23, 2019, the Planning Commission of the City of Jurupa Valley held a public hearing on the Project, 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. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2019-10-23-02, recommending that the City Council approve General Plan Amendment No. 19005 to amend the 2017 General Plan Community Safety, Services, and Facilities Element to incorporate the City’s Local Hazard Mitigation Plan (LHMP), and find that the proposed amendment is exempt from CEQA.

(c) On November 21, 2019, the City Council of the City of Jurupa Valley held a public hearing on the Project, 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 Resolution have occurred.

Section 4. **California Environmental Quality Act.** The City Council of the City of Jurupa Valley hereby makes the following environmental findings and determinations in connection with the approval of the Project:

(a) The proposed General Plan Amendment No. 19005 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 General Plan Amendment, incorporating the City’s LHMP into the 2017 Jurupa Valley General Plan Community Safety, Services, and Facilities Element, will have a significant effect on the environment. The proposed General Plan Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment. The City Council has reviewed the administrative record concerning the proposed General Plan Amendment and the proposed CEQA exemption, and based on its own independent judgment, finds that the proposed General Plan Amendment set forth in this Resolution is exempt from the requirements of CEQA and the City’s CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3).
Section 5.  **Findings for Approval of General Plan Amendment No. 19005.** The City Council of the City of Jurupa Valley does hereby find and determine that General Plan Amendment No. 19005 should be adopted because:

(a) The proposed amendments to the Community Safety, Services, and Facilities Element are consistent with the 2017 Jurupa Valley General Plan in that the Element already contains a discussion of disaster preparedness and the City’s Local Hazard Mitigation Plan and the amendments will serve to strengthen that discussion and identify that the Local Hazard Mitigation Plan has been incorporated into the General Plan “by reference.”

Section 6.  **Approval of General Plan Amendment No. 19005.** Based on the foregoing, the City Council of the City of Jurupa Valley hereby approves General Plan Amendment No. 19005 to amend the 2017 General Plan Community Safety, Services, and Facilities Element to incorporate the City’s Local Hazard Mitigation Plan (LHMP).

Section 7.  **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 21st day of November, 2019.

______________________________
Brian Berkson  
Mayor

ATTEST:

______________________________
Victoria Wasko, CMC  
City Clerk
CERTIFICATION

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
CITY OF JURUPA VALLEY

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2019-109 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 21st day of November, 2019 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, on the 21st day of November, 2019.

Victoria Wasko, City Clerk
City of Jurupa Valley
RESOLUTION NO. 2019-10-23-02


THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:

Section 1. Project. The City has initiated General Plan Amendment No. 19005 to amend the 2017 Jurupa Valley General Plan Community Safety, Services, and Facilities Element to incorporate the City’s Local Hazard Mitigation Plan (LHMP) (“Project”).

Section 2. General Plan Amendment.

(a) The City has initiated General Plan Amendment No. 19005 to amend the 2017 Jurupa Valley General Plan Community Safety, Services, and Facilities Element to incorporate the City’s LHMP.

(b) Section 9.30.010.A. of the Jurupa Valley Municipal Code provides that any amendment to any part of the Jurupa Valley General Plan, shall be adopted in accordance with the provisions of Government Code Section 65300 et seq., as now written or hereafter amended, and Chapter 9.30 of the Jurupa Valley Municipal Code. No mandatory element of the General Plan may be amended more frequently than four (4) times during any calendar year, unless otherwise allowed by Government Code Section 65358. Subject to that limitation, an amendment may be adopted at any time, as determined by the City Council. Each amendment may include more than one change to the General Plan.

(c) Section 9.30.010.B. of the Jurupa Valley Municipal Code provides that the initiation of proceedings for the amendment of any part of the Jurupa Valley General Plan shall be conducted in accordance with the provisions of Chapter 9.30 of the Jurupa Valley Municipal Code.

(d) Section 9.30.040.D. of the Jurupa Valley Municipal Code provides that the initiation of proceedings for any amendment pursuant to Section 9.30.040 requires an order of the City Council, adopted by the affirmative vote of not less than a majority of the entire membership of the City Council. The City Council may adopt an order initiating amendment proceedings at any time. The adoption of an order by the City Council initiating amendment proceedings does not require a public hearing and does not imply any such amendment will be approved.
(e) Section 9.30.040.C. of the Jurupa Valley Municipal Code provides that either the Planning Director or the Planning Commission may recommend that the City Council adopt an order initiating proceedings for an amendment pursuant to Section 9.30.040. All such recommendations must be in writing and submitted to the City Clerk for placement on the City Council agenda as a matter not requiring a public hearing.

(f) On February 21, 2018, upon recommendation by the Planning Director, the City Council ordered the initiation of proceedings for the General Plan Amendment No. 19005 by an affirmative vote of 5-0 of the City Council.

(g) Section 9.30.040.E. of the Jurupa Valley Municipal Code provides that after adoption of an order of the City Council initiating proceedings for an amendment pursuant to Section 9.30.040, the amendment shall be processed, heard and decided in accordance with Sections 9.30.010 and 9.30.100 of the Jurupa Valley Municipal Code.

(h) Section 9.30.100(1) of the Jurupa Valley Municipal Code provides that proposals to amend the Jurupa Valley General Plan, or any part or element thereof, shall be heard by the Planning Commission during a public hearing on the matter. Notice of the public hearing shall be given pursuant to Section 9.05.040 of the Jurupa Valley Municipal Code. Further, Government Code Section 65353 provides that when a city has a planning commission authorized by local ordinance or resolution to review and recommend action on a proposed general plan, the commission shall hold at least one public hearing before approving a recommendation on the adoption of a general plan.

(i) Section 9.30.100(2) of the Jurupa Valley Municipal Code provides that after closing the public hearing, the Planning Commission shall make a recommendation for approval or disapproval within a reasonable time, by resolution, including therein its findings, and transmit it to the City Council with a copy mailed to the applicant. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Planning Commission. If the Planning Commission cannot reach a decision within a reasonable time after closing the hearing, that fact shall be reported to the City Council and shall be deemed a recommendation to deny the proposal. Further, Government Code Section 65354 provides that the planning commission shall make a written recommendation on the adoption of a general plan, that a recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission, and that the planning commission shall send its recommendation to the legislative body.

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

(a) 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 October 23, 2019, the Planning Commission of the City of Jurupa Valley held a public hearing on the Project, 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.
(c) All legal preconditions to the adoption of this Resolution have occurred.

Section 4. **California Environmental Quality Act Recommendations for Findings and Determinations.** The Planning Commission of the City of Jurupa Valley hereby recommends that the City Council of the City of Jurupa Valley make the following environmental findings and determinations in connection with the approval of the Project:

(a) The proposed General Plan Amendment No. 19005 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 General Plan Amendment, incorporating the City's LHMP into the 2017 Jurupa Valley General Plan Community Safety, Services, and Facilities Element, will have a significant effect on the environment. The proposed General Plan Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment. The City Council has reviewed the administrative record concerning the proposed General Plan Amendment and the proposed CEQA exemption, and based on its own independent judgment, finds that the proposed General Plan Amendment set forth in this Resolution is exempt from the requirements of CEQA and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3).

Section 5. **Findings for Recommendation of Approval of General Plan Amendment No. 19005.** The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that General Plan Amendment No. 19005 should be adopted because:

(a) The proposed amendments to the Community Safety, Services, and Facilities Element are consistent with the 2017 Jurupa Valley General Plan in that the Element already contains a discussion of disaster preparedness and the City's Local Hazard Mitigation Plan and the amendments will serve to strengthen that discussion and identify that the Local Hazard Mitigation Plan has been incorporated into the General Plan "by reference."

Section 6. **Recommendation of Approval of General Plan Amendment No. 19005.** Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby recommends that the City Council of the City of Jurupa Valley approve General Plan Amendment No. 19005 to amend the 2017 Jurupa Valley General Plan Community Safety, Services, and Facilities Element to incorporate the City's Local Hazard Mitigation Plan.

Section 7. **Certification.** The Planning Director shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Jurupa Valley on this 23rd day of October, 2019.

Sincerely,

[Signature]
Chair of Jurupa Valley Planning Commission
ATTEST:

[Signature]
Thomas G. Merrell, AICP
Planning Director/Secretary to the Planning Commission
STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

CITY OF JURUPA VALLEY

I, Thomas G. Merrell, Planning Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2019-10-23-02 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 23rd day of October, 2019, by the following vote, to wit:

AYES: CCOMMISSION MEMBERS:
       Moore, Lopez, Newman, Silva

NOES: CCOMMISSION MEMBERS:

ABSENT: CCOMMISSION MEMBERS:
       Pruitt

ABSTAIN: CCOMMISSION MEMBERS:

THOMAS G. MERRELL, AICP
PLANNING DIRECTOR
8 – Community Safety, Services, and Facilities Element

Figure 8-1: Glen Avon Regional Library in Jurupa Valley

A. INTRODUCTION

The Community Safety, Services, and Facilities Element contains goals, policies, and programs to ensure the safety of the community and the delivery of quality services and facilities to meet the City’s needs. Public facilities that help deliver these services and utilities, such as water, sewer, and storm drainage/urban runoff collection, are operated and maintained by multiple agencies and community services districts in Jurupa Valley. Jurupa Valley’s community services, facilities, and utilities are integral to individual and community well-being and to the City’s ability to attract and retain residents and businesses.

The General Plan Advisory Committee (GPAC) addressed community safety, services, and facilities in-depth, as summarized in Appendix 5.0. The Committee acknowledged the important contributions of the many public safety professionals that serve Jurupa Valley citizens and protect the City from natural and man-made hazards. In addition, the Committee urged that public safety services be enhanced and maintained, as expressed in the adopted Community Values Statement.
The Community Safety, Services and Facilities Element is a hybrid element of the General Plan, combining the state-mandated Safety Element with an optional element addressing community services and facilities. The Safety Element overlaps some topics covered in the Land Use Element and the Conservation/Open Space Element in that it also addresses the protection of the community from hazards and risks. Community services and facilities have also been included in this element, addressing local resources and services that influence the physical development and the quality of life of Jurupa Valley.

In addition to Community Safety, Services and Facilities Element, the City maintains and regularly updates the Jurupa Valley Local Hazard Mitigation Plan (LHMP), which is incorporated herein by reference. The LHMP has been prepared pursuant to the Federal Disaster Mitigation Act of 2000 and outlines a strategy for reducing the City’s vulnerability to the impacts of natural and manmade disasters. By incorporating the LHMP into this Element by reference, the City may be eligible to receive increased state recovery funding in the event of a disaster.

Goals and Policy Sections
1. Community Safety
2. Community Services and Facilities

B. Background

Community Safety
Safety hazards are natural and man-made conditions that must be respected if life and property are to be protected as growth and development occur. As the ravages of wildland fires, floods, dam failures, earthquakes, and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions.
Community Safety, Services, and Facilities

Portions of Jurupa Valley may be subjected to hazards such as flooding, dam inundation, seismic occurrences, and structure and wildland fire. These hazards are located throughout Jurupa Valley and pose varying degrees of risk and danger. Some hazards must be avoided entirely, while the potential impacts of others can be mitigated by special building techniques and other measures. Critical facilities and lifelines are those facilities that must remain operational after a disaster. Critical facilities include schools, hospitals, fire and police stations, emergency operations centers, communication centers, and industrial sites that use or store hazardous materials. Lifelines are utilities or networks that are essential to daily living such as transportation facilities, water and gas lines, electrical power, and communications networks. Critical facilities and lifelines must be sited and designed to reduce or avoid damage and plan for redundant and/or replacement facilities in the event they are compromised.

Community Services and Facilities
Community services and facilities are essential to maintain Jurupa Valley’s quality of life and support existing and future development. Owing to the City’s historical development as an unincorporated community in Riverside County, services and facilities are provided by a variety of public and private agencies. To facilitate ongoing coordination between the City and these agencies, regular inter-agency meetings are held to discuss service needs, share information, coordinate programs, and ensure the timely provision of services throughout the City.

This element addresses the provision and maintenance of the following major services and facilities in Jurupa Valley: City governance, police services, fire and emergency medical services, educational facilities, libraries, parks and recreation, social services, water, wastewater, storm water and solid waste disposal. Additional services and facilities provided in Jurupa Valley but not specifically addressed in the General Plan include natural gas, electricity, landscape maintenance, and telecommunication services.

C. Community Safety, Services, and Facilities Goals, Policies and Programs

Goals
CSSF 1 Minimize risks resulting from natural and manmade hazards to its residents and businesses.
CSSF 2 Honor and support our public safety professionals.
CSSF 3  Provide a high level of community services and facilities to meet the existing and future needs of Jurupa Valley.

CSSF 4  Support the provision of excellent educational services and facilities to meet the existing and future needs of Jurupa Valley citizens.

Policies and Programs

CSSF 1 – Community Safety

1. Seismic and Geologic Hazards

The State of California requires that the General Plan Safety Element address seismic and geologic hazards and include policies to reduce the potential risk of death, injuries, property damage, and economic and social dislocation.

Seismic Hazards

Seismic hazards are related to earthquakes and earth movement, such as fault rupture, liquefaction, landslides, and rock falls. The Alquist-Priolo Earthquake Fault Zoning Act of 1972 requires the mapping of known surface faults to minimize the direct impact surface fault-rupture would have on structures designed for human habitation. Although Riverside County as a whole is considered seismically active, no known seismic faults exist within Jurupa Valley, nor is Jurupa Valley located within a mapped Alquist-Priolo Earthquake Fault Zone. While the potential earthquake risk is considered low, regional faults such as the Rialto-Colton, San Jacinto, and Chino faults pose earthquake risks to the West Riverside County area, including Jurupa Valley. New faults and fault traces may be identified in the future; consequently, new structures designed for human occupancy should be required to be set back from newly identified and potential seismic hazards. Figure 8-4 below shows the locations of mapped faults in northwestern Riverside County.

Seismic shaking can cause liquefaction, landslides, and rock falls. Liquefaction occurs primarily in saturated, loose, fine- to medium-grained soils in areas with a high groundwater table. Shaking can cause the soils to lose strength and liquefy. Most of Jurupa Valley has a high groundwater table and is considered to have a “High” liquefaction potential. While a general risk of liquefaction can be provided based on soil type and groundwater depth, site-specific geotechnical studies are the only practical and reliable way of determining the specific liquefaction potential of a site. Figure 8-5 below shows the locations of liquefaction susceptibility in Jurupa Valley.

Seismically induced landslides and rock falls could occur in Jurupa Valley in a major earthquake. Landslides and rock falls occur most often on steep, eroded or undercut, or disturbed hillsides. Factors controlling the stability of slopes include: 1) slope height and steepness; 2) engineering characteristics of the earth materials comprising the slope; and 3) the intensity of ground shaking. Field
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investigation enables identification of slide-prone areas before an earthquake occurs. Figure 8-6 below contains a map of landslide susceptibility in Jurupa Valley. Typically, areas with steep slopes pose a higher risk of slope instability in an earthquake. Within Jurupa Valley, the Jurupa Mountains are designated as having steep slopes of 30% slope or greater.
Figure 8-4: Mapped fault zones
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Figure 8-5: Liquefaction susceptibility in Jurupa Valley
Figure 8-6: Landslide susceptibility in Jurupa Valley
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Geologic Hazards
Geologic hazards also pose a safety risk in Jurupa Valley and include landslides, rock falls and debris flows, subsidence, expansive and collapsible soils, and wind erosion. Landslides, rock falls, and debris flows are associated with mountainous and hilly areas, and although natural processes, their risks are increased near housing and hurricane activities. The Jurupa Mountains and the Pedley Hills are characterized by moderate to steep rocky slopes and are potentially prone to landslides, rock falls, and debris flows. The City's building code establishes specific site investigation requirements for hillside development to reduce risks from landslides, rock falls, and debris flows.

Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. This process can be gradual or rapid and can pose significant hazards to property and life. It may be caused by a variety of human and natural activities. In Jurupa Valley, ground subsidence and associated fissuring has resulted from rising and falling ground water tables.

Expansive and collapsible soils are also problematic for development. Expansive soils have a significant amount of clay particles, which can give up water (shrink) or take on water (swell), causing foundations and structures to crack, move, and/or fail. Geotechnical studies, appropriate grading, and construction methods can identify and mitigate adverse effects from expansive and collapsible soils.

Jurupa Valley is also susceptible to wind erosion. Wind erosion generates soil movement as blowing air exerts force against the surface of the ground, releasing soil particles, or dust. Atmospheric dust causes respiratory discomfort, may carry pathogens that cause eye infections and skin disorders, and reduces highway and air traffic visibility. Buildings, fences, roads, crops, trees, and shrubs can also be damaged by abrasive blowing soil.

Policies

CSSF 1.1 Fault Rupture Hazards. When reviewing new development, minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following requirements:

1. Require geologic studies or analyses for new, critical structures, such as schools, medical facilities, senior or disabled housing, or other high-risk occupancies located within 0.5 mile of all active or potentially active faults.
2. Require geologic trenching studies for new developments within all designated Earthquake Fault Studies Zones, unless adequate evidence is presented and accepted by the City Engineer or a Building Official. The City may also require geologic trenching for new development located outside designated fault zones for especially critical or vulnerable structures or lifelines.

3. Require that critical infrastructure, including roads, bridges, and utilities be designed to resist, without failure, their crossing of a fault, if fault rupture occurs.

4. Encourage and support efforts by the geologic research community to better define the locations and risks of County faults. Such efforts could include data sharing and database development with regional entities, state and local governments, private organizations, utility agencies, or universities.

CSSF 1.2 Geologic Investigations. Require geological and geotechnical investigations as part of the environmental and development review process. This requirement shall apply to the development of any structure proposed for human occupancy or to unoccupied structures whose damage could cause secondary hazards in areas with potential for earthquake-induced liquefaction, landslides, or settlement.

CSSF 1.3 Structural/Non-Structural Assessment. Require structural and nonstructural assessment and, when necessary, mitigation for other types of potentially hazardous buildings that are undergoing substantial repair or improvements costing more than half of the assessed property value. Potential implementation measures could include:

1. Use of variances, tax rebates, fee waivers, credits, or public recognition as incentives.

2. Inventory and structural assessment of potentially hazardous buildings based on screening methods developed by the Federal Emergency Management Agency.

3. Development of a mandatory retrofit program for hazardous, high occupancy, essential, dependent, or high-risk facilities.


CSSF 1.4 Structural Damage. Utilize the latest approaches to minimize damage to structures located in areas
determined to have a high liquefaction potential during seismic events.

CSSF 1.5 **Hillside Development.** Encourage and, where possible require, mitigation of potential erosion, landslide, and settlement hazards for existing public and private development located on unstable hillside areas, especially slopes with recurring failures where City property or public right-of-way is threatened from slope instability, or where considered appropriate and urgent by the City Engineer, CAL FIRE, or County Sheriff’s Department.

**Programs**

CSSF 1.1.1 **Hazard Mitigation.** Mitigate potential seismic hazards through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.

CSSF 1.1.2 **Liaison Program.** Develop a liaison program with all water purveyors to prevent water extraction-induced subsidence.

CSSF 1.1.3 **Density Transfer.** Develop a program to allow the transfer of allowable density from high-risk areas to low-risk areas.

CSSF 1.1.4 **Unreinforced Masonry Buildings.** Inventory unreinforced masonry buildings in Jurupa Valley, develop retrofitting guidelines and research possible funding sources to assist with building retrofits.

2. **Flood Hazards and Inundation**

As identified by the GPAC, the Santa Ana River is tremendous asset to the City, providing open space, environmental, recreational, and visual amenities. It also presents the potential for flood hazards and inundation. Throughout the years, flooding events on the Santa Ana River have resulted in the loss of livestock, infrastructure, property, and even lives. To manage and minimize the risk of flooding, the Riverside County Flood Control and Water Conservation District was formed in 1945 to reduce the risks and damage due to flooding in western Riverside County.
The District’s responsibilities include the maintenance and construction of flood control structures and facilities, and regulating development in and near floodplains. Despite major improvements in flood management methods and planning, portions of Jurupa Valley are still at risk of flooding during major events. It continues to be in the City’s best interest to regulate and monitor development in floodplain and flood prone areas. Waterways and drainage facilities existing in 2017 are shown in Figure 4-12 (page 4-21).

The Federal Emergency Management Agency (FEMA) prepares Flood Insurance Rate Maps, or FIRM maps, to graphically show areas prone to flooding during 100-year and 500-year frequency floods. Figure 8-8 identifies the flood prone portions of Jurupa Valley based on FIRM maps and flood district data.

In addition to the Santa Ana River, the Riverside Basin (northeast of the Interstate 15/SR 60 interchange), and those areas bordering the Etiwanda Flood Control Channel, Pyrite Channel, and the Riverside Canal, are part of the 100-year floodplain. Most of these areas are also where a substantial amount of development exists or is intended to occur. Many techniques may be used to address the danger of flooding, such as preventing or limiting development in floodplains, reducing urban runoff, maintaining floodways, using special building techniques, elevating foundations and structures, and enforcing building setbacks.

One effective technique for maintaining floodways and reducing flood hazards is controlling the spread of *Arundo donax* (giant cane) and other non-native plant species. Giant cane is a highly invasive, non-native aquatic plant that grows in the Santa Ana River and other local drainage courses. The plant is hazardous from a flooding perspective because it grows quickly, clogs channels, and increases flood risks. Left unchecked, the plant can easily take over riparian areas, excluding native plants and damaging natural habitat. However, the Santa Ana Watershed Project Authority (SAWPA), the County of Riverside, and other agencies have been working to eliminate giant cane from the Santa Ana River Watershed and restore natural habitat.

### Policies

**CSSF 1.6 Flood Risk.** In reviewing new construction and substantial improvements within the 100-year floodplain, the City shall disapprove projects that cannot minimize the flood risks to acceptable levels in areas mapped by FEMA or as determined by site-specific hydrologic studies for areas not mapped by FEMA. The City shall:
1. Prohibit the construction, location, or substantial improvement of structures in areas designated as floodways, except upon approval of a plan that provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood; and
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2. Prohibit the filling or grading of land for nonagricultural purposes and for non-authorized flood control purposes in areas designated as floodways, except upon approval of a plan, which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.

CSSF 1.7 **Floodway Alteration.** Require that any alterations of the floodway utilize naturalized edge treatments as outlined in the Conservation and Open Space Element (Policies 3.1.6 and 3.1.7).

CSSF 1.8 **Building Codes.** Enforce provisions of the Building Code in conjunction with the following guidelines:

1. Critical facilities shall not be permitted in floodplains unless the project design ensures that there are at least two routes for emergency ingress and egress, and minimizes the potential for debris or flooding to block emergency routes.

2. Development using, storing, or otherwise involved with substantial quantities of on-site hazardous materials shall not be permitted unless all standards for evaluation, anchoring, and flood-proofing have been satisfied; and hazardous materials are stored in watertight containers, not capable of floating, to the extent required by state and federal laws and regulations.

3. Specific flood-proofing measures that may be required include, but are not limited to: use of paints, membranes, or mortar to reduce water seepage through walls; installation of water tight doors, bulkheads, and shutters; installation of flood water pumps in structures; and proper modification and protection of all electrical equipment, circuits, and appliances so that the risk of electrocution or fire is eliminated. Fully enclosed areas that are below finished floors shall require openings to equalize the forces on both sides of walls.

CSSF 1.9 **Permanent Structures.** Prohibit construction of permanent structures for human housing or employment to the extent necessary to convey floodwaters without property damage or risk to public safety. Agricultural, recreational, or other similar, non-habitation uses are allowable if flood control and groundwater recharge functions are maintained.

CSSF 1.10 **Floodway Alteration.** Prohibit alteration of floodways and channelization unless alternative methods of flood
control are not technically feasible or unless alternative methods are already utilized to the maximum extent practicable. The intent is to balance the need for protection with prudent land use solutions, recreation needs, and habitat preservation requirements, and as applicable to provide incentives for natural watercourse preservation. Preservation incentives may include density transfer programs as may be adopted.

CSSF 1.11 **Modification of Water Courses.** Prohibit substantial modification to water courses, unless modification does not increase erosion or adjacent sedimentation, or increase water velocities, so as to be detrimental to adjacent property, nor adversely affect adjacent wetlands or riparian habitat.

CSSF 1.12 **Flood Control Improvements.** Direct flood-control improvement measures toward the protection of existing and planned development.

CSSF 1.13 **Environmental Protection.** Ensure that any substantial modification to a watercourse is accomplished in the least environmentally damaging manner possible to maintain adequate wildlife corridors and linkages and maximize groundwater recharge

CSSF 1.14 **Ability to Withstand Flooding.** Require development within the floodplain to be capable of withstanding flooding and to minimize use of fill. Compatible uses shall not, however, obstruct flows or adversely affect upstream or downstream properties with increased velocities, flood heights, erosion backwater effects, or concentrations of flows.

CSSF 1.15 **Regional Storm Drain System.** All proposed development projects shall address and mitigate any adverse impacts on the carrying capacity of local and regional storm drain systems.

CSSF 1.16 **Neighboring Jurisdictions.** Encourage neighboring jurisdictions to require development occurring adjacent to the City to consider the impact of flooding and flood control measures on properties within the City.

CSSF 1.17 **Hazardous Materials Storage.** Require that facilities storing substantial quantities of hazardous materials within designated 100- or 500-year flood zones be adequately flood-proofed and that hazardous materials containers be anchored and secured to prevent flotation and contamination.

CSSF 1.18 **Lifeline Facilities.** Require that all lifeline and dependent care facilities, such as convalescent homes,
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group housing, police stations, fire stations, and emergency operation centers in designated flood zones be flood-proofed and to maintain and rehearse inundation response plans.

CSSF 1.19 **Open Space Tools.** Utilize various means of land acquisition tools and land use measures, such as density credit for open space and dedication of floodplain areas to the Riverside Conservation Agency, to create open space zoning in designated flood zones that are likely to be developed or redeveloped with uses that are more intensive.

CSSF 1.20 **Risk Assessment.** Continue to assess and upgrade inundation risk and protection in the City.

CSSF 1.21 **Flood Hazard Zones.** Encourage periodic reevaluation of the 500-year, 100-year, and 10-year flood hazard zones by state, federal, county, and other sources and use such studies to improve existing protection, review flood protection standards for new development and redevelopment, and update emergency response plans.

CSSF 1.22 **Specific Plans.** Encourage the use of specific plans to allow increased densities in certain areas of a proposed development and to transfer density to locate residential, commercial, industrial, and public facility uses outside of natural hazard areas; and to direct appropriate uses to these areas, such as open space, passive recreational uses, or other uses compatible with these hazards.

**Programs**

CSSF 1.1.5 **Property Acquisition.** As resources allow, acquire property in high-risk flood zones and designate the land as open space for public use or wildlife habitat.

CSSF 1.1.6 **Giant Cane and Other Invasive Plant Species.** Encourage and, as resources allow, support the efforts of SAWPA, the County of Riverside, and other agencies to remove Giant Cane and other invasive, non-native plant species from the Santa Ana River corridor and restore native riparian habitat.

CSSF 1.1.7 **Lifeline Facilities.** Develop an inundation response plan for any lifeline facilities and dependent care facilities located in designated flood zones.

CSSF 1.1.8 **Risk Assessment.** Assess and upgrade inundation risk and protection, and utilize information and research from regional planning agencies and others focusing on resiliency after a disaster.
3. Fire Hazards

Due to the rural and somewhat mountainous nature of the City, and some of the flora, such as oak woodlands and chaparral habitat, the foothill areas and mountainsides are subject to a risk of fire hazards. The lush riparian vegetation of the Santa Ana River also poses conditions conducive to wildfires, and giant cane, where present in the watershed, is even more combustible than native species. The highest danger of wildfires can be found in the most rugged terrain where, fortunately, development intensity is relatively low. Methods to address this hazard include such techniques as not building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and applying special building techniques. In still other cases, safety-oriented organizations, such as the California Fire Safe Council, can provide assistance in educating the public and promoting practices that contribute to improved public safety.

As stated in the State of California’s General Plan Guidelines, “California’s increasing population and expansion of development into previously undeveloped areas is creating more ‘wildland-urban interface’ issues with a corresponding increased risk of loss to human life, natural resources, and economic assets associated with wildland fires.” To address this issue, the state passed Senate Bill 1241 to require that General Plan Safety Elements address the fire severity risks in State Responsibility Areas (SRAs) and Local Responsibility Areas (LRAs). As shown in Figure 8-10, Jurupa Valley contains several areas within Very High and High fire severity zones that are located in an SRA. SRAs are those areas of the state in which the responsibility of preventing and suppressing fires is primarily that of the Department of Forestry and Fire Protection, also known as CAL FIRE.
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Figure 8-10: Wildfire severity zones in Jurupa Valley
CSSF 1.23 **Fire Prevention.** Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:

1. All proposed construction shall meet minimum standards for fire safety as defined in the City Building or Fire Codes, or by City zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.

2. In addition to the fire safety provisions of the Uniform Building Code and the Uniform Fire Codes, apply additional standards for high risk, high occupancy hospital and health care facilities, dependent care, emergency operation centers, and other essential or “lifeline” facilities, per county or state standards. These shall include assurance that structural and nonstructural architectural elements of the building will not:
   a. impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor
   b. hinder evacuation from fire, including potential blockage of stairways or fire doors.

3. Proposed development in Hazardous Fire areas shall provide secondary public access, unless determined unnecessary by CAL FIRE or City Building Official.

CSSF 1.24 **Adjacent Natural Vegetation.** Development that adjoins large areas of native vegetation will require drought tolerant landscaping that blends with the natural vegetation to the greatest extent possible.

CSSF 1.25 **Wildfire Hazards.** Encourage and, as resources allow, support CAL FIRE and other agency efforts to reduce wildfire hazards and improve fire-fighting capacity to successfully respond to multiple fires.

CSSF 1.26 **Gas Shutoff.** Require automatic natural gas shutoff earthquake sensors in high-occupancy industrial and commercial facilities and encourage their installation in all residences.

CSSF 1.27 **Coordination.** During preparation and implementation of the City’s capital improvement programs, encourage coordination between CAL FIRE and Community Services Districts providing water services in Jurupa...
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Valley to improve firefighting infrastructure, by proposing or requiring, when appropriate:
1. Replacement and/or relocation of old cast-iron pipelines and inadequate water mains when street improvements are planned;
2. Assessment of impact fees as a condition of development; and
3. Redundant emergency distribution pipelines in areas of potential ground failure or where determined to be necessary.

CSSF 1.28 Fire Protection Master Plan. Continue to utilize the Riverside County Fire Protection Master Plan and Jurupa Emergency Response Plan as the base documents to implement the goals and objectives of the Community Safety Element.

CSSF 1.29 Water Resources. Encourage and, as resources allow, support efforts to utilize existing water bodies, tanks, and water wells in the City for emergency fire suppression water sources.

CSSF 1.30 Brush Clearance. Utilize ongoing brush-clearance fire inspections to educate homeowners on fire prevention tips.

Programs

CSSF 1.1.10 Fire Safety Planning. Conduct and implement long-range fire safety planning, including updating building, fire, subdivision, and municipal code standards, improved infrastructure, and improved mutual aid agreements with the private and public sectors.

CSSF 1.1.11 Fire Response Agreements. Review inter-jurisdictional fire response agreements, and improve firefighting resources as recommended in the County Fire Protection Master Plan, to keep pace with development and to ensure that:
1. Fire reporting and response times do not exceed those listed in the County Fire Protection Master Plan identified for each of the development densities described;
2. Fire flow requirements (water for fire protection) are consistent with Insurance Service Office (ISO) recommendations; and
3. The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for the intensity of development anticipated.
CSSF 1.1.12 Fire Safety Education. Work with the California Fire Safety Council, CAL Fire, FEMA and others to educate and promote fire safety practices.

4. Hazardous Materials

Hazardous materials are those substances that have the potential to cause harm to humans, animals, or the environment, by themselves or through interaction with other factors (Institute of Hazardous Materials Management). In Jurupa Valley, hazardous materials include petroleum products, solvents, pesticides, and other substances used in or generated by commercial, industrial, agricultural, or residential activities. State and federal laws govern the storage, transport, and disposal of hazardous materials.

Contaminated sites are another source of hazardous materials in Jurupa Valley. The Stringfellow Remediation Site near SR 60 and Pyrite Street is perhaps the most well-known contaminated site in the region. The former hazardous waste disposal site leached toxins into the environment and has been undergoing remediation through the federal Superfund process. In addition to contaminating the surface and soil, the site leaked toxins into Pyrite Creek and the groundwater basin, which traveled in a southwest-trending “plume” to the community of Glen Avon and other areas. The remediation effort includes monitoring and remediation of groundwater supplies.

Policies

CSSF 1.31 Federal/State Laws. Comply with federal and state laws regarding the management of hazardous waste and materials.

CSSF 1.32 Hazardous Waste Storage/Disposal. Identify, assess, and mitigate safety hazards from the storage, use, and disposal of hazardous materials through the development review process.

CSSF 1.33 Hazardous Waste Collection. Encourage and, as resources allow, support household hazardous waste collection activities.

CSSF 1.34 Stringfellow Remediation Site. Encourage and support state and federal efforts to complete the clean-up of the Stringfellow Remediation Site and related groundwater and soil contamination.

CSSF 1.35 Information Dissemination. Disseminate information to the public on the storage, use, and disposal of hazardous materials through working with non-agencies, special districts and other agencies and organizations.
5. Disaster Preparedness

The Federal Emergency Management Agency (FEMA) defines disaster preparedness as "a continuous cycle of planning, organizing, training, equipping, exercising, evaluating, and taking corrective action in an effort to ensure effective coordination during incident response." Disaster preparedness is important to Jurupa Valley to establish the most effective and efficient ways to address hazards and minimize the effects of hazards on life and property, reduce the potential for disasters, and recover from the effects of disasters as quickly as possible.

Hazard Mitigation Plans exist at the federal, state, regional, and local level. The California Federal Disaster Mitigation Act of 2000 requires state, local, and tribal governments to prepare Hazard Mitigation Plans that address actions and strategies to mitigate hazards, risks, and vulnerabilities. As outlined in the introduction to this Element, the City of Jurupa Valley regularly updates its adopted—a Local Hazard Mitigation Plan (LHMP), which is incorporated herein by reference. In addition, the City participates in the County of Riverside Multi-Jurisdictional Local Hazard Mitigation Plan. Together, these plans set goals to mitigate potential risks from natural and man-made hazards, identify vulnerabilities, provide recommendations for actions, evaluate resources, and identify future mitigation planning—and maintenance of existing plan.

The City also has an Emergency Operations Plan (EOP) that addresses how the City will respond to emergency situations ranging from minor incidents to large-scale disasters. The plan addresses four primary phases of emergency operation including Preparedness, Response, Recovery, and Mitigation. The plan discusses the activation and management of the City’s Emergency Operations Center (EOC), which may be set up during an emergency to manage the event and coordinate with other EOCs such as the Riverside County EOC. The EOC also coordinates the sharing of resources under the California Mutual Aid Agreement.

The City also participates in the County of Riverside’s HAZUS Program, which is a standardized methodology for earthquake loss estimation based on geographic information systems (GIS). HAZUS, which stands for Hazards—United States, is designed for use by state, regional, and local governments in planning for earthquake loss mitigation, emergency preparedness, response, and recovery.

Policies

CSSF 1.36 Multi-Hazard Functional Plan. Strengthen the Multi-Hazard Functional Plan and maintain mutual aid agree-
ments with federal, state, local agencies and the private sector to assist in:
1. clearance of debris in the event of widespread slope failures, collapsed buildings or structures, or other circumstances that could result in blocking emergency access or regress;
2. heavy search and rescue;
3. fire suppression;
4. hazardous materials response;
5. temporary shelter;
6. geologic and engineering needs;
7. traffic and crowd control; and
8. building inspection.

CSSF 1.37 Hazardous Waste Handling. Require businesses, utilities, and industrial facilities that handle hazardous materials to:
1. install automatic fire and hazardous materials detection, reporting, and shut-off devices; and
2. install an alternative communication system in the event power is out or telephone service is saturated following an earthquake.

CSSF 1.38 Self-Sufficiency. Use incentives and disincentives to persuade private businesses, consortiums, and neighborhoods to be self-sufficient in an emergency by:
1. maintaining a fire control plan, including an on-site firefighting capability and volunteer fire response teams utilizing community organized Neighborhood Watch groups, CERT teams or similar teams to respond to and extinguish small fires; and
2. identifying medical personnel, employees, or local residents who are capable and certified in first aid and CPR.

CSSF 1.39 Critical Facilities. Ensure that critical facilities such as City Hall, Sheriff’s Substations, City Fire Stations, electrical substations, community services district offices, and water and sewer facilities are subject to the following design considerations:
1. Require that special development standards, designs, and construction practices be implemented to reduce risk of compromise in a disaster to acceptable levels for capital improvements, utility projects, and development projects involving critical facilities, large-scale residential development, and major commercial or industrial development. Special standards should be applied through conditional use permits and the subdivision review
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process and, where appropriate, impact fees should be assessed to finance required actions.

2. Require mitigation measures to reduce potential damage caused by ground failure for sites determined to have potential for liquefaction. Such measures shall apply to critical facilities, utilities, and large commercial and industrial projects as a condition of project approval.

3. Require that planned lifeline utilities, as a condition of project approval, be designed, located, structurally upgraded, and fit with safety shutoff valves; be designed for easy maintenance, and have redundant back-up lines where unstable slopes, earth cracks, active faults, or areas of liquefaction cannot be avoided.

4. Review proposed uses of fault setback areas closely to ensure that City infrastructure (roads, utilities, sanitary and storm sewers) are not unduly placed at risk by the developer. Insurance, bonding, or compensation plans should be used to compensate the City for the potential costs of repair.

CSSF 1.40 Strengthen Utilities/Lifelines. Encourage the strengthening of planned and existing utilities and lifelines, the retrofit and rehabilitation of structurally unsound utility structures and public facilities, and the relocation of certain critical facilities where appropriate.

CSSF 1.41 Alternative Facilities. Encourage alternatives that improve site safety for the protection of critical facilities, including property acquisition for open space, change in building use or occupancy, or other appropriate measures that can reduce risks posed by hazards.

CSSF 1.42 Critical Facilities in Inundation Areas. Discourage development of critical facilities that are proposed in dam failure inundation areas, and apply hazardous materials safety guidelines within such zones.

CSSF 1.43 Santa Ana River Levees. Ensure that the City’s emergency preparedness plans include response protocols for the breaching of the Santa Ana River levees.

CSSF 1.44 Rebuilding After Disaster. Allow rebuilding after a disaster consistent with the General Plan allowing exceptions on a case-by-case basis for previously non-conforming uses and structures when such an action would be consistent with public safety goals and in the City’s best interests.
Programs

CSSF 1.1.13 **Post-Disaster Recovery.** Develop plans for short-term and long-term post-disaster recovery utilizing information and research from regional planning organizations and other organizations focusing on resiliency after disaster.

CSSF 1.1.14 **Safeguard Infrastructure.** Coordinate with the Public Utilities Commission (PUC) and/or utilize the Capital Improvement Program, to strengthen, relocate, or take other appropriate measures to safeguard high-voltage lines, water, sewer, natural gas and petroleum pipelines, and trunk electrical and telephone conduits that:

1. Extend through areas of high liquefaction potential;
2. Cross active faults; or
3. Traverse earth cracks or landslides.

CSSF 1.1.15 **Earthquake Drills.** Conduct City earthquake drills and, where appropriate:

1. Develop internal scenarios for City emergency response, including emergency drills; and
2. Test back-up power generators in public facilities and other critical facilities taking part in emergency drills.

CSSF 1.1.16 **Information Dissemination.** Improve management and emergency dissemination of information using portable computers with geographic information systems and disaster-resistant internet access, to obtain:

1. Hazardous Materials Disclosure Business Plans regarding the location and types of hazardous materials;
2. Real-time information on seismic, geologic, or flood hazards; and
3. The locations of high-occupancy, immobile populations, potentially hazardous building structures, utilities, and other lifelines.
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CSSF 2 – Provide a High Level of Community Services and Facilities to Serve the Existing and Future Needs of Jurupa Valley

1. General

Jurupa Valley's community services and facilities are a source of pride for the community and directly affect public health and quality of life and values. Economic and environmental due to the City's recent history as community services and facilities are and private agencies and service districts. Because of this, close coordination is needed to ensure that existing and future needs of the City are met.

Policies

CSSF 2.1 Provide Facilities and Services. Work with community services agencies and districts on the planning and provision of adequate community facilities and services.

CSSF 2.2 Concurrency with Development. Ensure the provision of sufficient public facilities and services prior to, or concurrently with, new development.

CSSF 2.3 Facility Design. Work with service agencies to ensure that new public facilities are well designed, energy efficient and compatible with adjacent land uses.

CSSF 2.4 Fair Share. Ensure that new development pays its fair share of public facilities and service costs.

CSSF 2.5 Joint Use. Promote the joint use of public facilities to meet multiple needs of the community.

2. City Governance

After the incorporation of Jurupa Valley on July 1, 2011, the City began operating out of a small commercial storefront building in the De Anza Marketplace. City Council meetings were initially held at the Jurupa Valley Unified School District Education Center. However, in 2012, the City Council began meeting at the vacant Sam's Western Wear, a vintage, western-themed building located at 8930 Limonite Avenue in the Pedley community. Soon thereafter, the City began converting Sam's Western Wear into City Hall with offices, public counters, meeting rooms, and enhanced Council chambers. City staff and consultants moved into the new City Hall in early 2015, and a grand opening was held to celebrate the important milestone in February of 2015.

The City prides itself on providing quality municipal services in a cost effective manner. The City is responsible for police (including crime and traffic), fire suppression and prevention, street
construction, maintenance and repair, building and grading permits and inspections, code enforcement, zoning and planning, water quality management, business registrations, and finance. The City of Jurupa Valley provides these services at City Hall through the following departments: City Manager, City Attorney, Finance, City Clerk, Engineering, Public Works, Building and Safety, Code Enforcement, Planning, and Economic Development. The City provides for police services through the Riverside County Sheriff’s Department, and fire services are provided by the Riverside County Fire Department and the Rubidoux Community Services District. In addition, the City Council and the Planning Commission operate from City Hall and conduct their meetings in the Council chambers. Regular City Council meetings are held on the first and third Thursdays of the month, and Planning Commission meetings are held on the second and fourth Wednesdays of the month.

Policies

CSSF 2.6 Municipal Services. Continue to consolidate municipal services at City Hall to meet the needs of Jurupa Valley citizens.

Programs

CSSF 2.1.1 Evaluate Municipal Services. Allocate municipal resources to evaluate the need, cost, and feasibility of the City assuming responsibility for providing facilities or services currently provided by other agencies.

3. Police Services

One of the primary benefits of the City’s incorporation in 2011 was to achieve enhanced police services. The Riverside County Sheriff’s Department provides police services in Jurupa Valley and throughout much of Riverside County. The department is the second largest Sheriff’s Office in California and includes ten stations, five correctional facilities and other facilities. Sheriff services are provided to Jurupa Valley through a contract with the City from the Jurupa Valley Sheriff’s station located at 7477 Mission Boulevard. The station also serves the cities of Norco, Eastvale, and several unincorporated areas of the County and is led by a commander who serves as the Police Chief for the area.

As of 2017, the Jurupa Valley Sheriff’s Station responds to approximately 35,000 total calls per year. Calls are broken down by priority level. Priority 1 calls are urgent calls that involve a threat to human life or property and have the potential for serious injury. Priority 2 calls involve circumstances that are urgent but not life threatening. Priority 3 and Priority 4 calls involve non-urgent nor life threatening issues. The Department’s 2015 response times for
Community Safety, Services, and Facilities

Priority 1 and Priority 2 calls within the service area of the Jurupa Valley Sheriff’s Station are shown in Table 8.1.

Table 8.1: 2015 Police Response Times, Jurupa Valley Sheriff’s Station

<table>
<thead>
<tr>
<th>Type of Emergency Call</th>
<th>2015 Response Times</th>
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</thead>
<tbody>
<tr>
<td>Priority 1</td>
<td>7.57 minutes</td>
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<tr>
<td>Priority 2</td>
<td>21.31 minutes</td>
</tr>
</tbody>
</table>

Source: Captain Jason Horton, Riverside County Sheriff’s Department, 2/17/17

Graffiti. The Sheriff’s Department and the JCSD regularly patrol the City for graffiti to enable quick eradication and limit its proliferation. In addition, residents in Jurupa Valley are encouraged to report graffiti vandalism to the City of Jurupa Valley or JCSD as soon as it is encountered. The City contracts with the JCSD to paint out graffiti in the City. The Sheriff’s Department also actively pursues conviction of graffiti vandals in accordance with local and state laws.

Homelessness. As of January 2017, there were estimated to be 129 homeless individuals living within the City limits with 20 homeless encampments identified. A number of the encampments are located within the Santa Ana River as well as on public and private property along SR 60 and in other areas of the City. Homelessness is associated with a number of negative issues, including crime, blight, trash, unsanitary conditions, and illegal fires. In 2014, the Sheriff’s Department created a Homeless Outreach Team to identify homeless individuals, reduce the homeless population, and coordinate the delivery of resources to the homeless. The Sheriff’s Department coordinates homeless outreach with a number of additional agencies including, but not limited to, the City of Jurupa Valley, the Riverside County Department of Social Services, the Probation Department, the Department of Veteran’s Affairs, and the Riverside County Flood Control and Water Conservation District.

Residential Noise Complaints. Every weekend, the Sheriff’s Department receives numerous complaints about noise resulting from loud parties that keep residents awake at night. Residents have expressed concerns about loud parties with amplified music that last well into the night and early morning hours and disturb the peace. The Sheriff’s Department maintains a two-deputy noise unit on weekends that specifically deals with residential noise complaints and enforces the City’s Noise Ordinance.

Community-Oriented Policing. The Jurupa Valley Sheriff’s Department actively engages in Community-Oriented Policing, which brings together law enforcement professionals with the community in a variety of outreach efforts to reduce crime. In addition, the Department assists the City incorporate Crime Prevention through Environmental Design, or CPTED, techniques in new development. CPTED is a concept supported by law enforce-
ment officers, city planners, designers, and other professionals to design the physical environment in ways that discourage criminal activity and increase safety. The concept is based on three principles: natural surveillance, territoriality, and access control. When incorporated into development projects, these principles serve to eliminate hiding places and enhance visibility so that law-abiding people can easily watch over the physical environment and discourage criminal activities. For example, one effective design strategy to deter crime is to design buildings and sites to maximize visibility of public areas and avoid designs that create hidden entries or site areas that are difficult to monitor or secure.

**Policies**

CSSF 2.7 **Community Safety.** Coordinate with the Riverside County Sheriff’s Department on an ongoing basis to ensure the continued safety of the City.

CSSF 2.8 **Criminal Activity.** Support efforts to develop innovative methods to reduce criminal activity and increase safety in the community.

CSSF 2.9 **Graffiti.** Support efforts of the Sheriff’s Department and the JCSD to identify and remove graffiti and prosecute graffiti vandals.

CSSF 2.10 **Homelessness.** Support efforts to reduce the homeless population and provide outreach services to the homeless.

CSSF 2.11 **Residential Noise Complaints.** Discourage loud parties with amplified music in residential neighborhoods and support the Sheriff Department’s efforts to do the same.

CSSF 2.12 **CPTED.** Incorporate CPTED principles in the design of new development to encourage natural surveillance and reduce crime.

**Programs**

CSSF 2.1.2 **Planning Applications.** Route new Planning applications to the Sheriff’s Department to increase public safety and maintain close coordination with the Sheriff’s Department and law enforcement programs.

4. **Fire and Emergency Medical Services**

The Riverside County Fire Department, in cooperation with the California Department of Forestry and Fire Protection (CAL FIRE), provides full service municipal and wildland fire protection, emergency medical response, technical rescue services, and response to hazardous materials discharges in Jurupa Valley. The
Community Safety, Services, and Facilities

Department operates 97 fire stations throughout the County of Riverside with four of those located in Jurupa Valley, as shown in Table 8.2.

Table 8.2: Jurupa Valley Fire Stations

<table>
<thead>
<tr>
<th>Station Number</th>
<th>Name/Location</th>
<th>Address</th>
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</thead>
<tbody>
<tr>
<td>16</td>
<td>Pedley Fire Station</td>
<td>9270 Limonite Avenue</td>
</tr>
<tr>
<td>17</td>
<td>Glen Avon Station</td>
<td>10400 San Sevain Way</td>
</tr>
<tr>
<td>18</td>
<td>West Riverside Station</td>
<td>7545 Mission Boulevard</td>
</tr>
<tr>
<td>38</td>
<td>Rubidoux Station</td>
<td>5721 Mission Boulevard</td>
</tr>
</tbody>
</table>

In 2016, the Department responded to 10,342 calls for service with the majority for emergency medical assistance (73%), traffic collisions (11%), and false alarms (7%) (Riverside County Fire Department 2016 Annual Report).

Policies


CSSF 2.14 Fire Department Review. Involve the Fire Department in the review of development applications in fire prone areas.

CSSF 2.15 Coordination. Coordinate with the Fire Marshal on fire prevention throughout the community.

CSSF 2.16 Adequate Facilities. Work with the Fire Department to ensure the provision of adequate fire stations, personnel, and equipment to meet the City’s needs over time.

CSSF 2.17 Public Education. Support efforts to educate the public about fire safety and prevention.

5. Educational Facilities

A well-educated population is essential to maintain and enhance the City’s overall quality of life and economic vitality. Educated citizens are more likely to participate in youth programs, community-based volunteer organizations, and civic affairs. In a very real sense, these citizens form the foundation of what it means to be a “community.” Local schools strengthen and support the City’s social fabric and are leaders in maintaining an educated and informed citizenry.

Two school districts provide public educational services in Jurupa Valley. They are the Jurupa Unified School District (JUSD) and the Corona-Norco Unified School District (CNUSD). JUSD serves most of Jurupa Valley as well as a small portion of Eastvale west of I-15. The JUSD’s Benita B. Roberts Education Center is located at 4850 Pedley Road. Named after a former JUSD Superintendent, the Center contains district offices and the Board of Education meeting room. The District operates 15 elementary schools, 3 middle schools, and

Figure 8-12: Jurupa Valley High School
4 high schools including one continuing education high school. Total student enrollment during the 2016/17 school year was 19,352.

CNUSD serves students living in the southwestern area of Jurupa Valley, as well as students living in the cities of Corona, Norco, and Eastvale, and portions of unincorporated Riverside County. The CNUSD Education Center is located in the City of Norco. The District operates one school in the City of Jurupa Valley: VanderMolen Fundamental Elementary School located at 6744 Carnelian Street. Older students living in this area attend River Heights Intermediate School and Roosevelt High School, both of which are located in Eastvale.

During the General Plan preparation process, the GPAC identified several issues related to schools. Community members pointed out that schools should ideally be community centers and serve as focal points where the community comes together for education, recreation, and other activities. The GPAC also identified the need to modernize and remodel several additional schools within JUSD and to provide a community college, occupational training institute, or similar facility. In addition, as most students walk, bike, or are driven to schools, community members identified the need to ensure the safety of travel routes to schools.

There are currently no institutions of higher education in Jurupa Valley. However, through a partnership between the Jurupa Unified School District and the Riverside Community College District, Rubidoux High School includes the Rubidoux Early College High School or RECHS where students can begin their college coursework in their junior year and complete their high school diploma while earning college credit at the same time. Other institutions of higher education in the area include Norco College, Riverside City College, and the University of California, Riverside. The GPAC stated a strong desire to build a satellite college campus and/or trade school in Jurupa Valley, and to provide other venues offering adult education.

Policies

CSSF 2.18 Coordination with School Districts. Coordinate with JUSD and CNUSD in planning for the current and future needs of Jurupa Valley students.

CSSF 2.19 Modernization. Encourage efforts of JUSD to modernize and renovate schools within the district.

CSSF 2.20 Safe Routes to School. Work with the school districts to ensure the safety of travel routes to and from schools.

CSSF 2.21 Schools as Neighborhood Centers. Develop new schools, as needed, that also serve as neighborhood centers and that are pedestrian- and bicyclist-friendly.
Community Safety, Services, and Facilities

CSSF 2.22 Joint Use. Encourage school districts to allow joint use of schools for after-school sports, classes, childcare, or other uses to maximize the community value of these important public investments.

CSSF 2.23 Review of Development Proposals. Involve the school districts in the review of large residential development proposals to ensure that adequate schools are provided without affecting existing facilities.

CSSF 2.24 Higher Education. Encourage institutions of higher education, and other adult education providers, to locate facilities and programs in Jurupa Valley.

CSSF 2.25 Vocational and Trade Schools. Encourage and accommodate to the greatest extent possible the development and location of vocational and trade schools to broaden the local pool of skilled and technical workers.

Programs

CSSF 2.1.3 Incentivize Advanced Educational Opportunities. Review the Zoning Ordinance to identify potential zones, locations, development incentives, and requirements for advanced educational and occupational training schools and similar facilities. Make this information available to potential applicants, real estate and development professionals, marketing and construction firms, and local school districts.

6. Libraries

Libraries are sources of lifelong learning and enrichment. Jurupa Valley’s public libraries provide free access to collections of books and media in a wide range of subjects, titles and formats. In so doing, they provide the community with universal access to resources that are integral for education, leisure, personal growth, health, skill building, and vocational training. As community centers, libraries can also foster social interaction, community involvement, and lifelong learning for residents of all ages.

The Riverside County Library System provides library services in Jurupa Valley and throughout Riverside County. Overall, the Library System operates 35 libraries and 2 bookmobiles. Library facilities in Jurupa Valley include the Glen Avon Library located at 9244 Galena Street and the Louis Robidoux Library located at 5840 Mission Boulevard. The GPAC stressed the importance of Jurupa Valley’s libraries and their desire to provide additional libraries in underserved areas of the City such as the southwestern quadrant of the City. They also expressed a desire to develop libraries as

Figure 8-13: Louis Robidoux Library, Jurupa Valley

Jurupa Valley General Plan, 2017
focal points of the community with good access to pedestrian and bicycle routes, and public transit.

**Policies**

CSSF 2.26 **Provide Adequate Facilities.** Work with the Riverside County Library System to provide adequate facilities and services for the current and future population of Jurupa Valley and to promote and use the libraries for community meetings and events.

CSSF 2.27 **New Libraries.** Encourage the development of new libraries in underserved areas of the city.

CSSF 2.28 **Libraries as Community Centers.** Design new library facilities as community centers with access to pedestrian and bicycle routes as well as public transit.

CSSF 2.29 **Educational Programming.** Encourage the County of Riverside to provide reading and literacy programs and other educational programs at the local library branch or via other means for those who cannot visit library facilities.

CSSF 2.30 **Funding.** Encourage County of Riverside efforts to provide adequate funding for improvements to local library facilities and programs through county, state, and federal funding, private and corporate donations, or other resources.

CSSF 2.31 **Technology.** Encourage the adoption of technological advances that can provide improved access to library resources.

7. **Parks and Recreation**

Parks, sports fields, trails, recreation facilities, special events, and programs are at the core of Jurupa Valley's quality of life and provide residents with a healthy alternative to the built environment. Jurupa Valley's active and passive parks, recreational facilities, and programs reflect the City's local culture and unique history, and benefit residents and local businesses by promoting health and wellness, nurturing the City's agricultural/equestrian heritage, and fostering community interaction and pride. Recreational facilities help define who we are as a community and serve as gathering spaces for celebration, sport, and relaxation. In describing the Community's values, the GPAC emphasized the importance of recreation in residents' lives:
Active Outdoor Life. Many Jurupa Valley residents were drawn here because of the City’s unique outdoor setting and the recreation opportunities it offers. Our parks and recreation facilities are essential to maintain and improve our health and quality of life. We place high value on our public parks, sports fields, pedestrian and equestrian trails and support facilities, golf courses, outdoor use areas, historic sites and nature centers, campgrounds, and airport and joint use school facilities.

In Jurupa Valley, parks and recreation facilities and programs are provided primarily by the Jurupa Area Recreation and Park District (JARPD). Formed in 1984, the Jurupa Area Recreation and Park District (JARPD) provides parks and recreational facilities in Jurupa Valley and a portion of Eastvale. The District offices are located at 4810 Pedley Road and offers a wide variety of year-round recreational programs and opportunities at numerous facilities throughout the City. In 2017, a new park is planned at the south end of Downey Street to enhance access to the Santa Ana River and open space. Though not yet officially named, it initially includes 26 acres, eventually to be expanded to 41 acres with development of the Paradise Knolls residential project.

Similar facilities and programs are provided by the Riverside County Regional Parks and Open Space District. Additional playground and sports field areas are made available to the public through joint use agreements with the Jurupa Unified School District.

The JARPD offers a diverse range of parks, playgrounds, greenbelts, trails, and recreation facilities. Figure 8-16 shows the locations of Jurupa Valley area parks managed by multiple agencies. JARPD owns and maintains over 125 acres of parkland, 173 acres of undeveloped parks and open space, and about 23 acres of trails, Citywide. Figure 8-17 (page 8-35) summarizes the JARPD's
recreation facilities and acreages. In addition, at the time of General Plan adoption (2017) a new City Park is being developed at Downey Street to enhance Santa Ana River Access and Open Space use.
Community Safety, Services, and Facilities

Figure 8-16: Jurupa Valley area parks
## Facilities and Parks

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<tr>
<th>Park Name</th>
<th>Playground</th>
<th>Tennis Courts</th>
<th>Bocce Ball</th>
<th>Ball Fields</th>
<th>Outside Basketball</th>
<th>Sand Volleyball</th>
<th>Squash Area</th>
<th>Community Center Gymnasium</th>
<th>Basketball Court</th>
<th>Pool</th>
<th>Picnic Area</th>
<th>Restrooms</th>
<th>Broomball Courts</th>
<th>Splash Pool</th>
<th>Skate Park</th>
<th>Walking Trail</th>
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* Under construction
* Underdeveloped
* Temporarily Closed
☆ Splash Pad Open Memorial Day weekend through Labor Day

Figure 8-17: JARPD facilities and parks
Community Safety, Services, and Facilities

The Riverside County Regional Park and Open Space District operates several important recreation facilities in Jurupa Valley that are available to all residents. These are:

1. The Louis Robidoux Nature Center. The Center is located at 5370 Riverview, in the heart of the Community of Rubidoux area, about 2 miles southeast of Limonite Avenue. Named after a Frenchman born in St. Louis, Missouri in 1796, the Louis Robidoux Nature Center provides educational programs and tours for the public and school groups on a variety of natural history topics, including Native American history, native plants and animals, astronomy, the environment, and local history.

2. Rancho Jurupa Regional Sports Park. Located at 5249 Crestmore Road, the Rancho Jurupa Regional Sports Park provides 32 acres of well-maintained, natural, and synthetic turf fields. It comprises four large marked and lighted synthetic turf fields, two large natural turf fields, plus nine smaller natural turf fields, with a plaza with picnic shelters, restrooms, a snack bar, and two playgrounds. The Park provides individual, team, and group play facilities year around.

3. Rancho Jurupa Park and Campground. Located at 4800 Crestmore Road, Rancho Jurupa Park and Campground is a 200-acre regional park and serves as a popular destination for local campers and anglers as well as out-of-town visitors. The Park offers 140 camping sites, 5 cabins, and two 3-acre akses. Rancho Jurupa Park offers many amenities, including a “splash pad” for water play, rock climbing, picnic areas, children’s playgrounds, miniature golf and a disc golf course, and fishing.

4. Historic Crestmore Manor. The historic Crestmore Manor, located at 4600 Crestmore Road, is a 10,830-square-foot colonial-style mansion built in the mid-1950s by W.W. “Tiny” Naylor, a restaurateur, and the state’s second-leading thoroughbred horse breeder of the time. The Manor, a California Historical Landmark, is owned by the Riverside County Regional Park and Open-Space District and is available for community, group, or individual events, such as meetings, festivals, shows,
weddings, receptions, parties, and other special events, and can accommodate up to 400 guests.

5. **The Cove Waterpark.** Located at 4310 Camino Real, The Cove is operated by a private concession under the auspices of the County of Riverside Park and Open-Space District. It was developed in partnership with the Economic Development Agency and the Jurupa Unified School District. Also called the Jurupa Aquatic Center, the facility consists of 7.5 acres with a waterpark and a competition sports pool. The Caribbean-themed waterpark consists of children’s activity pool and splash playground, river rafting, a water slide, a wave machine for surfing, a multi-purpose room, restrooms and lockers, a picnic area, and concessions.

In cooperation with community services districts, the County of Riverside, the Jurupa Unified School District, and other agencies, the City helps meet the diverse recreation needs of existing and new residents by requiring the dedication and improvement of new parks and recreation facilities as a condition of new development. The City also promotes recreation and healthy exercise by providing equestrian, bicycle, and walking paths within the public right of way and by requiring new residential neighborhoods to include pedestrian and equestrian paths, where appropriate. In California, local governments play a critical role in the effort to set aside parkland and open space for recreational purposes. Under the Quimby Act (*California Government Code* §66477), local governments can adopt ordinances requiring developers to set aside land, donate conservation easements, or pay fees for park improvements. Generally, the parkland dedication standard is 5 acres of parkland per 1,000 new residents. The Jurupa Area Recreation and Park District uses a standard parkland dedication requirement of 5 acres per 1,000 new residents. Frequently, developers choose to pay fees “in lieu” of actually providing parkland. The fees are set by the local agency and are equivalent to the value of the parkland dedication required. Special districts must work with cities to receive parkland dedications or in-lieu fees inasmuch as only cities and counties have the authority to tie such requirements to new development project entitlements.
Community Safety, Services, and Facilities

As a young city, Jurupa Valley faces special challenges in meeting existing parks and recreation needs. Residents in some communities, such as Pedley, Mira Loma, and Glen Avon, are largely built out but remain underserved in terms of neighborhood-oriented park and recreation facilities. In addition, park administration and maintenance through multiple agencies can pose difficulties in meeting growing and/or changing park and recreation needs. In its new role as a city, Jurupa Valley seeks to play a more direct role in ensuring that residents' park and recreation needs are met and in adopting the goals and standards to help improve and expand residents’ access to parks, playgrounds, trails, recreation facilities, and open space.

Policies

**CSSF 2.32 Evaluation of User Needs.** Encourage park and recreation service providers to evaluate user feedback, track facility use, and utilize projections to understand park and recreation facility needs and plan for future acquisition and development.

**CSSF 2.33 Park and Recreation Facilities Maintenance.** Encourage park and recreation service providers to maintain parks, trails, and other recreation facilities in good condition and strive to meet Council-adopted community parks and recreation goals.

**CSSF 2.34 Joint Use Agreements.** Maintain and improve joint-use recreational agreements with school districts and public agencies and seek new opportunities for joint recreational uses.

**CSSF 2.35 Universal Access.** Encourage responsible agencies to provide, where feasible, inclusive recreation facilities that meet or exceed accepted standards for universal access for all persons and abilities, and encourage others to do likewise.

**CSSF 2.36 Users.** Encourage responsible agencies to provide parks and recreation facilities and programs that meet the needs of all residents, regardless of income levels, ages, and abilities, and encourage others to do likewise.

**CSSF 2.37 Historic Sites.** Celebrate historic sites with recreational learning opportunities in parks and recreation facilities.

**CSSF 2.38 Natural Environment.** Protect and, where possible, utilize parks, trails, and open spaces for learning opportunities and passive recreation in conjunction with our environmental goals.

**CSSF 2.39 Street Closures/Public Spaces.** Support temporary and, where safe and appropriate, long-term street closures.
to create or expand public spaces and to accommodate street fairs, farmers' markets, art shows, and other special community events.

CSSF 2.40 Equestrian Heritage. Work with community groups to encourage, promote, and as resources allow, help support projects that celebrate the City's equestrian heritage, such as trails, staging areas, hitching posts, corrals, exercise areas, and performance arena.

Programs

CSSF 2.1.4 Master Plan. In cooperation with JARPD, County of Riverside and other responsible agencies, prepare and adopt a Joint Recreational Opportunities and Open Space Master Plan that identifies recreation goals, priorities for park expansion, acquisition, improvement, and funding. The Plan will be adopted within 2 years of General Plan adoption and updated at least every 10 years.

8. Social Services

Riverside County provides a variety of public assistance programs in Jurupa Valley. The County’s Department of Public Social Services (DPSS) operates several offices in the region including a Department office at 5961 Mission Boulevard and the Rubidoux Community Resource Center at 5473 Mission Boulevard. DPSS offers a number of programs to assist City residents become self-sufficient and access needed services. Services include the California Work Opportunity and Responsibility to Kids program, or CalWORKS, which provides temporary financial assistance to eligible families with minor children who have lost or had a reduction in their income. Other services include Medi-Cal, which provides no-cost or low-cost health care coverage for eligible participants, CalFresh/SNAP, which provides healthy food for needy families and child protective services. The California Family Life Center also operates the Youth Opportunity Center in Rubidoux which provides outreach services and career counseling to at-risk youth. The Rubidoux Family Resource Center, located at 5498 Mission Boulevard, offers on-site services for prenatal care, family planning, parenting classes, public health nurse in home visitation, nutrition and cooking classes, adult education, ESL classes, Healthy Children Connection, Healthy Families/Medi-Cal enrollment, free immunization clinic, utility assistance, Christmas baskets, WIC information, and Workforce Development (job search/job training programs).
Community Safety, Services, and Facilities

Policies

CSSF 2.42 Social Services. Support Riverside County to assist Jurupa Valley residents with social services and other programs.

9. Water

Jurupa Valley is fortunate that it does not rely on imported water to provide its domestic needs. Instead, it relies on local groundwater from the Chino and Riverside Groundwater Basins. Three main agencies, as well as private water companies, provide water to the City of Jurupa Valley. The agencies are the Jurupa Community Services District, the Rubidoux Community Services District, and the Santa Ana River Water Company. These agencies rely on groundwater supplies for both “potable” and “non-potable” water. Potable water is that which is drinkable and fit for human consumption. Non-potable water contains chemicals or other contaminants that make the water unhealthy for humans and animals, but that with proper treatment, may be used for irrigation, manufacturing, and other purposes. Imported water is used by other agencies to recharge local groundwater supplies.

Although local groundwater supplies are forecast to meet Jurupa Valley’s water needs for the foreseeable future, ongoing drought conditions in California have severely impacted water supplies and the ability of water purveyors to meet various water demands. In response, water purveyors throughout California, including Jurupa Valley’s local community services districts, have implemented emergency water conservation regulations to eliminate or reduce water-wasting practices and to conserve precious water resources on an ongoing basis.

Policies

CSSF 2.43 Grey Water Systems. Facilitate the utilization of grey water systems.

CSSF 2.44 Drought-Tolerant Landscaping. Require the use of drought-tolerant landscaping in all new development.

CSSF 2.45 Reclaimed Water. Encourage the development and use of reclaimed water for landscape irrigation and other uses.
CSSF 2.46 **Public Education.** Support public education efforts to promote water conservation throughout the community.

CSSF 2.47 **Water Storage.** Encourage local water purveyors to expand local domestic water storage and recycling capabilities.

CSSF 2.48 **Water Conservation Ordinance.** Implement and enforce the City's Landscape Water Conservation ordinance.

CSSF 2.49 **Water Conservation.** Make use of state-of-the-art water conservation technology in all City facilities and landscaping, and require new developments to include drought-tolerant landscaping, permeable paving and water-saving systems and fixtures.

**Programs**

CSSF 2.1.5 **Urban Water Management Plan.** Work with local water purveyors to prepare a unified Urban Water Management Plan for Jurupa Valley and to ensure that the Plan is updated as needed.

CSSF 2.1.6 **Alternative Water Resources.** Explore the feasibility of desalination and other regional projects as additional sources of local water.

**10. Wastewater**

The Jurupa Community Services District and the Rubidoux Community Services District provide wastewater service to most of Jurupa Valley. However, some areas in the City, particularly in Old Mira Loma and Sky Country, still rely on private septic systems. The community services districts collect and distribute wastewater through a system of pipes, mains, lift stations, force mains, and pump stations. Wastewater is transported to two nearby municipal wastewater treatment plants. The Riverside Water Quality Control Plant is located in, and operated by, the City of Riverside. The Western Riverside County Regional Wastewater Authority (WRCRWA) operates the Western Riverside County Regional Wastewater Treatment Plant, which is located in the City of Corona. As of 2017, both treatment plants were undergoing expansion projects to serve future population growth.

The two treatment plants treat the majority of wastewater to very clean tertiary levels, which can then be discharged into the Santa Ana River. In addition, some of the wastewater is treated to recycled, or reclaimed, levels for irrigation purposes. The use of reclaimed water for irrigation has several environmental benefits including reducing the demand for potable (drinkable) water for...
Community Safety, Services, and Facilities

landscaping, reducing the amount of groundwater withdrawal, and increasing the quality of groundwater supplies by reducing outflow.

Salty water produced through groundwater extraction and through commercial and industrial processes is transported to the Santa Ana Watershed Project Authority's (SAWPA) Inland Empire Brine Line, which runs through Jurupa Valley. The Brine Line helps to maintain the water quality of the Santa Ana River Watershed by reducing the salt content of water that percolates into the groundwater basin.

Policies

CSSF 2.50 Adequate Wastewater Conveyance. Work with the Jurupa Community Services District and the Rubidoux Community Services District to ensure sufficient wastewater conveyance and pumping capacity to meet the existing and future needs of the City.

CSSF 2.51 Septic Systems. Work with the Jurupa Community Services District to convert areas of the City relying on septic systems to municipal wastewater service.

CSSF 2.52 Recycled Water. Encourage the continued production and expansion of recycled water for irrigation and other purposes.

CSSF 2.53 Wastewater Treatment Capacity. Encourage efforts of the City of Riverside and the Western Riverside County Regional Wastewater Authority (WRCWRA) to provide adequate wastewater treatment capacity to serve the existing and future needs of the City.

CSSF 2.54 Fair-Share Costs. Require new development to contribute fair-share costs for the provision of wastewater infrastructure and treatment.

CSSF 2.55 Brine Line. Support the continued maintenance and use of the Inland Empire Brine Line to transport salty wastewater to the ocean and maintain the quality of the Santa Ana River Watershed.

11. Storm Water

The Riverside County Flood Control and Water Conservation District serves as the regional flood management agency for western Riverside County. It was formed in 1945 largely in response to the devastating floods of 1938, which destroyed most of the bridges

Figure 8-203019: Flood levee along Santa Ana River in Jurupa Valley
across the Santa Ana River including the Van Buren Bridge. The District provides flood protection including the identification of flood hazards, the regulation of floodplains, watercourse and drainage planning, and the design, construction, and maintenance of flood control facilities. The District operates a series of storm drains and channels throughout Jurupa Valley that collect runoff water and ultimately direct it to the Santa Ana River. As shown in Figure 8-19, a levee was built along portions of the Santa Ana River to prevent reoccurrence of catastrophic flooding.

As runoff enters the storm drain system, it collects trash, debris, and pollutants, which ultimately make their way to the Santa Ana River. The Flood Control and Water Conservation District, Jurupa Valley, and other permittees along the Santa Ana River are regulated by the Environmental Protection Agency’s (EPA) National Pollutant Discharge Elimination System (NPDES) as well as a Municipal Separate Storm Sewer System (MS4) Permit issued by the Santa Ana Regional Water Quality Control Board. These regulations require the agencies to implement storm water management techniques to reduce the amount of pollutants entering the storm water system.

During preparation of the General Plan, the GPAC addressed issues of flooding and storm water. The GPAC generally agreed that storm water facilities in Jurupa Valley are adequate, except in some areas where flooding occurs, such as Old Mira Loma. In addition, a recurring theme among GPAC members was the desire to utilize property along flood control channels and creeks for walking, bicycling, and potentially even equestrian travel. These facilities crisscross the community and offer unimpeded routes to the Santa Ana River. While flood control, pollution prevention, and safety are paramount with these facilities, the potential for additional community use should be explored.

**Policies**

**CSSF 2.56 Adequate Facilities.** Work with the Riverside County Flood Control and Water Conservation District to develop and maintain adequate flood control facilities to reduce the potential for flooding and protect the quality of the Santa Ana River and other natural drainage courses.

**CSSF 2.57 New Development.** Require new development to implement on-site measures to clean and contain storm water runoff.

**CSSF 2.58 Public Education.** Support public education and other efforts to inform the community about the hazards of runoff pollution.
Community Safety, Services, and Facilities

Program

CSSF 2.1.7 Multi-Modal Trails. Develop a multi-agency program with the Riverside County Flood Control and Water Conservation District, the Jurupa Area Recreation and Park District, and the City for the use of flood control channels and associated maintenance and accessways for pedestrian, bicycle, and equestrian trails.
12. Solid Waste Disposal

Waste and recycling disposal in Jurupa Valley is provided by private companies. Residential, commercial, and industrial subscription services are provided as well as specialized services such as dumpsters, construction containers, neighborhood clean-up events and twice-yearly residential bulk item pick-up days. Trash from Jurupa Valley is transported to the Agua Mansa Transfer Station and Material Recovery Facility at 1830 Agua Mansa Road. From there, recyclable materials are transferred to third-party providers, and waste materials are transported to various landfills in Riverside County. Community members may drop off waste, recycling, and bulk items at the Agua Mansa Station. Residents may also dispose of hazardous household wastes, such as petroleum products, garden chemicals, and paint, on Saturdays at the Riverside County Regional Household Hazardous Waste Facility located at 1780 Agua Mansa Road.

The semi-rural nature of many areas of the City has attracted individuals and businesses to dispose of unwanted items or construction materials along local roadways and vacant lots. This practice creates visual blight, health and safety issues and must be prevented to maintain the quality of life desired by those who live and work in the community. In addition to strict enforcement of anti-dumping regulations, a program is needed to facilitate the proper means of disposing of solid waste. Such a program could include free pick up on certain days several times per year or establishing small local disposal stations in key locations in the community.

Policies

CSSF 2.59 Solid Waste Services. Work with private disposal companies to ensure the continued provision of adequate solid waste and recycling services in Jurupa Valley, including the availability of adequate landfill capacity to meet the City’s future needs.

CSSF 2.60 Waste Reduction. Encourage the diversion of waste from landfills through reduction, reuse, and recycling efforts.

CSSF 2.61 Waste Management. Encourage new development to employ construction waste management techniques to divert construction materials and debris away from landfills.

CSSF 2.62 Public Education. Encourage and, as resources allow, support public education efforts to inform the public about waste reduction, reuse, and recycling.
Community Safety, Services, and Facilities

CSSF 2.63 **Neighborhood Clean-Up Efforts.** Sponsor and/or participate in neighborhood clean-up efforts and anti-littering campaigns/strategies.

CSSF 2.64 **Commercial Recycling.** Expand mandatory recycling for commercial customers consistent with state requirements.

CSSF 2.65 **Rubberized Asphalt.** Consider using rubberized asphalt and recycled aggregate for City street projects, as appropriate.

CSSF 2.66 **Waste Diversion.** Achieve at least the minimum construction and demolition waste diversion requirement of 75%.

CSSF 2.67 **Litter and Recycling Containers.** Place public litter and recycling containers at key locations in the public right of way, as resources allow. Encourage other responsible agencies and service districts to do likewise.

CSSF 2.68 **Anti-Littering Campaigns.** Support and participate in anti-littering strategies and campaigns to encourage residents and other stakeholders to dispose of litter and debris properly.

CSSF 2.69 **Illegal Dumping.** Strictly enforce the laws and ordinances to prohibit illegal dumping along streets and highways or on vacant private property, establish convenient alternatives for local residents and businesses and consider increasing fines for littering and illegal dumping.

###
CONTACT INFORMATION

City of Jurupa Valley

Name: Terri Rollings  
Title: Emergency Services Manager/PIO  
Address: 8930 Limonite Ave.  
City, State, Zip: Jurupa Valley, CA 92509  

Direct Contact: (951) 332-6464 ext, 249  
Fax: (951) 332-6995  
Email: trollings@jurupavalley.org
PLAN ADOPTION/RESOLUTION

The City of Jurupa Valley will submit plans to Riverside County Emergency Management Department (EMD) who will forward to California Governor’s Office of Emergency Services (Cal OES) for review prior to being submitted to the Federal Emergency Management Agency (FEMA). In addition, we will wait to receive an “Approval Pending Adoption” letter from FEMA before taking the plan to our local governing bodies for adoption. Upon approval, the City of Jurupa Valley will insert the signed resolution.
EXECUTIVE SUMMARY

The purpose of this local hazard mitigation plan is to identify the City’s hazards, review and assess past disaster occurrences, estimate the probability of future occurrences and set goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and man-made hazards.

The plan was prepared pursuant to the requirements of the Disaster Mitigation Act of 2000 to achieve eligibility and potentially secure mitigation funding through Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance, Pre-Disaster Mitigation, and Hazard Mitigation Grant Programs.

City's continual efforts to maintain a disaster-mitigation strategy is on-going. Our goal is to develop and maintain an all-inclusive plan to include all jurisdictions, special districts, businesses and community organizations to promote consistency, continuity and unification.

The City's planning process followed a methodology presented by FEMA and Cal OES which included conducting meetings with the Operational Area Planning Committee (OAPC) coordinated by Riverside County Emergency Management Department (EMD) comprised of participating Federal, State and local jurisdictions agencies, special districts, school districts, non-profit communities, universities, businesses, tribes and general public.

The plan identifies vulnerabilities, provides recommendations for prioritized mitigation actions, evaluates resources and identifies mitigation shortcomings, provides future mitigation planning and maintenance of existing plan.

The plan will be implemented upon FEMA approval.
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1.1 CITY MAP

1.2 GEOGRAPHY AND CLIMATE DESCRIPTION

The City of Jurupa Valley covers a 44 square mile area and is approximately 5 miles west of the County seat, the City of Riverside. Jurupa Valley is approximately 60 miles east of the City of Los Angeles and approximately 90 miles north of San Diego. The City borders San Bernardino County to the north, Riverside and Norco to the east and south and the City of Eastvale to the West. Portions of the Santa Ana River traverse the southern portion of the city. Two primary transportation corridors traverse the City, Interstate 15 which runs north and south, and State Highway 60, which runs east and west.

The City of Jurupa Valley has a moderate climate with annual rainfall at approximately 2 - 3.5 inches per year. Vegetation is green and bountiful in the winter but can become dry and dense during the summer months. Summers are warm and can reach temperatures above 109 degrees during the peak of the day and remain in the high 80's during the evenings. Winter weather is mild averaging 65 - 76 degrees during the day and dropping down into the mid 30's or 40's in the evenings. Throughout most of the year, you can usually count on warm sunny days, with occasional mild to gusty winds throughout the late summer, fall, and early winter seasons.
1.3 BRIEF HISTORY

The City of Jurupa Valley was incorporated on July 1, 2011 by a group of passionate community volunteers. It is proud to be the 482nd City in California and the 28th City in Riverside County. The City of Jurupa Valley has a long history stretching back to the earliest days of California. Originally part of the vast Mexican land grant known as “Rancho Jurupa”, the area evolved from the days of the caballeros to a place today with a population of over 101,000 people. Its history includes ranching, farming, dairy, mining, and urban growth while maintaining a rural atmosphere. Most of the agricultural areas have been subdivided and formed into many smaller communities such as Glen Avon, Pedley, Mira Loma, Belltown, Rubidoux, Sunnyslope, West Riverside, Granite Hill, Sky Country, and Indian Hills, to name a few.

The City of Jurupa Valley today reflects an equestrian lifestyle that is a mix of high and low density residential development, rural farming and other agricultural activities, and a mix of commercial retail and industrial activity. Many areas have large lots that allow the keeping of horses and other farm animals. Residents here enjoy the close proximity of the Santa Ana River bottom for trail riding and hiking as well as the numerous trails, golf courses, parks, and open areas located throughout the city.

The City of Jurupa Valley has significant capacity for expansion of both residential and commercial development activity. It has been in recent years that residential development and economic activity has increased in particular in the areas adjacent to the I-15 and Hwy 60. The City is a general-law form of government with Council-Manager administration and the City Manager appointed by the five council-members elected at-large.

1.4 ECONOMY DESCRIPTION

Although primarily a bedroom community which limits the sales and property tax base, the City of Jurupa Valley has a diverse business and job base that includes the non-manufacturing sector of agriculture, retail, trucking/warehouse distribution centers, and other support services. The largest employers in the area are the local school district, community service agencies, retail and grocery stores, and smaller manufacturing companies. The area’s labor force includes professional, skilled, and semi-skilled workers.

Expanding commercial and residential opportunities in Jurupa Valley will be a major City focus over the next several years. The majority of residents currently travel to other areas to shop, decreasing the taxable income of the city. As a brand new city, Jurupa Valley will be able to offer excellent retail sites, fast-track development processing, and future housing growth opportunities. With a continually growing population base, this makes the City very attractive to retailers and other commercial users.
## JURUPA VALLEY

### ECONOMIC AND LABOR FORCE CHARACTERISTICS

<table>
<thead>
<tr>
<th>Year</th>
<th>Labor Force Participation</th>
<th>Employed</th>
<th>Unemployed</th>
<th>Unemployment Rate</th>
</tr>
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<tbody>
<tr>
<td>2007</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2008</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2009</td>
<td>-</td>
<td>-</td>
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<tr>
<td>2010</td>
<td>-</td>
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<tr>
<td>2011</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>2012</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2013*</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

* Preliminary August 2011

<table>
<thead>
<tr>
<th>Year</th>
<th>Employment/Jobs Projections</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>34,397</td>
</tr>
<tr>
<td>2035</td>
<td>53,466</td>
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</table>

* Jobs within city boundary

<table>
<thead>
<tr>
<th>Year</th>
<th>Median Household Income</th>
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<tbody>
<tr>
<td>2000</td>
<td>$57,000 (**)</td>
</tr>
<tr>
<td>2011</td>
<td>$58,560 (***)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>Taxable Sales in 1,000s of Dollars</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003</td>
<td>-</td>
</tr>
<tr>
<td>2004</td>
<td>-</td>
</tr>
<tr>
<td>2005</td>
<td>-</td>
</tr>
<tr>
<td>2006</td>
<td>-</td>
</tr>
<tr>
<td>2007</td>
<td>-</td>
</tr>
<tr>
<td>2008</td>
<td>-</td>
</tr>
<tr>
<td>2009</td>
<td>-</td>
</tr>
<tr>
<td>2010</td>
<td>-</td>
</tr>
<tr>
<td>2011</td>
<td>$184,926 0.7%</td>
</tr>
</tbody>
</table>

### 2011 Employment/Jobs by Industry Sector

- Agriculture, Forestry, Fishing and Hunting: 99
- Mining, Quarrying, and Oil and Gas Extraction: 9
- Utilities: 55
- Construction: 2,302
- Manufacturing: 2,575
- Wholesale Trade: 1,616
- Retail Trade: 2,506
- Transportation and Warehousing: 5,098
- Information: 264
- Finance and Insurance: 173
- Real Estate and Rental and Leasing: 220
- Professional, Scientific, and Technical Services: 515
- Management of Companies and Enterprises: 269
- Administration & Support, Waste Mgmt and Remediation: 840
- Educational Services: 2,341
- Health Care and Social Assistance: 1,117
- Arts, Entertainment, and Recreation: 316
- Accommodation and Food Services: 1,261
- Other Services (excluding Public Administration): 1,409
- Public Administration: 216
- Total All Jobs: 23,300

*Jobs within city boundary

### Sources:

(1) CA Employment Development Department (City residents working anywhere. Data not seasonally adjusted)
(2) U.S. Census Bureau Local Employment Dynamics
(3) Riverside County Planning (RCP)
(4) Decennial Census, U.S. Census Bureau (in 1999 inflation-adjusted dollars).
(6) State Board of Equalization

Note: Totals might not add up due to rounding.
Comparing data between years may be problematic because of incorporations & annexations.
Projections are based on April 1, 2010 boundary; therefore, current or future employment in the annexed area may not be reflected in these projections.
**Total Jobs**

**Total Jobs: 2007 - 2015**

- Total jobs include wage and salary jobs and jobs held by business owners and self-employed persons. The total job count does not include unpaid volunteers or family workers, and private household workers.

- In 2015, total jobs in the City of Jurupa Valley numbered 27,131, an increase of 21.5 percent from 2007.

Sources: California Employment Development Department, 2007 - 2015; InfoGroup; and SCAG
1.5 POPULATION AND HOUSING

According to the most current State Department of Finance Report released in May 2017, the City of Jurupa Valley has a current population base of 101,315.

Figure 1.5A City of Jurupa Valley Population Characteristics

- In 2016, the total population of the City of Jurupa Valley was 98,177.
- 4.2% of the total population of Riverside County is in the City of Jurupa Valley.
- The City of Jurupa Valley was incorporated in 2011, therefore data for previous years is not available.
III. Households

Number of Households (Occupied Housing Units)

- In 2016, the total number of households in the City of Jurupa Valley was 24,936 units.
- 3.5 percent of Riverside County’s total number of households are in the City of Jurupa Valley.
- In 2016, the city’s average household size was 3.9, higher than the county average of 3.2.

1.6 DEVELOPMENT TRENDS AND LAND USE

With a population of approximately 101,315 the Jurupa Valley has tremendous potential for commercial development to serve the local communities as well as freeway related commercial development.

The Riverside County Economic Development Strategic Plan identified that the area suffers from significant retail leakage to outside communities. A large amount of prime vacant land is available for such commercial development locations in Mira Loma, Glen Avon and Pedley.

Some of these potential development locations are near Pedley Road at the 60 Freeway, Limonite at Interstate 15, Limonite Avenue at Van Buren Boulevard, Mission Boulevard at Pedley Road and Limonite Avenue at Clay Street. In addition, the Mission Boulevard Revitalization Program in Rubidoux will stimulate the rebuilding of the central business core.
Through redevelopment, a project area will receive focused attention and financial investment to reverse deteriorating trends and structures, create jobs, revitalize the business climate, rehabilitate and add to the affordable housing stock, and gain active participation and investment by citizens which may not otherwise occur in areas where the private sector are less inclined to invest without governmental assistance.

SECTION 2.0 - PLANNING PROCESS

2.1 LOCAL PLANNING PROCESS

Representatives from multiple City departments met on a regular basis to identify and prioritize hazards and appropriate mitigation strategies. All Stakeholders were invited to participate through phone calls, emails, and meetings.

City Departments represented at these meetings included:

- City Manager
- Emergency Services Manager/PIO
- Jurupa Valley Sheriff's Department Deputy and Lieutenant
- Riverside County Fire Department, Battalion Chief
- City Engineer/Public Works Director
- Chief Building Office

2.2 PARTICIPATION IN REGIONAL (OA) PLANNING PROCESS

The City of Jurupa Valley is California’s newest incorporated city as of July 1, 2011. We did not come into the LHMP planning process until the end of October of 2011. The hiring of consultants to staff the numerous city positions did not occur right away however, staff and council realized the importance of participation within the LHMP, and the identification and development of the city’s LHMP plan became a priority.

Planning:

- May 11, 2017 - One on one meeting with EMD LHMP Team
- OAPC – Meets quarterly
- Riverside County Emergency Management Department LHMP Workshop – June 6th 2016, EMD Riverwalk building, Riverside CA. 9 a.m. to 10 a.m.

2.3 DATES AVAILABLE FOR PUBLIC COMMENT

This document will be published on the City’s social media account and website at www.jurupavalley.org. Screenshot of this is included under Appendix A. The document will also be available at City Hall with a comment box nearby. Photos of this display are included under Appendix A. Further, the City of Jurupa Valley intends to allow an organized forum for public comment when such activities can be scheduled during the 2018 calendar year.
2.4 PLANS ADOPTED BY RESOLUTION

Upon approval by FEMA, the LHMP will be presented to the Jurupa Valley City Council in a public meeting for adoption via an official Resolution.

SECTION 3.0 – MITIGATION ACTIONS/UPDATES

3.1 UPDATES FROM 2012 PLAN

There are no significant changes in priorities. All items listed in the mitigation strategies have been addressed and are complete or updated.

3.2 LIST OF COUNTY AND CITY HAZARDS

<table>
<thead>
<tr>
<th>Riverside County Hazards</th>
<th>Final Ranking</th>
<th>Jurupa Valley Hazards</th>
<th>Final Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earthquake</td>
<td>1</td>
<td>Earthquake</td>
<td>1</td>
</tr>
<tr>
<td>Pandemic Flu</td>
<td>2</td>
<td>Pandemic Flu</td>
<td>2</td>
</tr>
<tr>
<td>Wildland Fire</td>
<td>3</td>
<td>Wildland Fire</td>
<td>3</td>
</tr>
<tr>
<td>Electrical Failure</td>
<td>4</td>
<td>Electrical Failure</td>
<td>4</td>
</tr>
<tr>
<td>Emergent Disease/Contamination</td>
<td>5</td>
<td>Emergent Disease/Contamination</td>
<td>5</td>
</tr>
<tr>
<td>Cyber Attack</td>
<td>6</td>
<td>Flood</td>
<td>6</td>
</tr>
<tr>
<td>Terrorist Event</td>
<td>7</td>
<td>Terrorist Event</td>
<td>7</td>
</tr>
<tr>
<td>Communications Failure</td>
<td>8</td>
<td>Communications Failure</td>
<td>8</td>
</tr>
<tr>
<td>Flood</td>
<td>9</td>
<td>Civil Disorder</td>
<td>9</td>
</tr>
<tr>
<td>Civil Disorder</td>
<td>10</td>
<td>Drought</td>
<td>10</td>
</tr>
<tr>
<td>Drought</td>
<td>11</td>
<td>Nuclear/Radiological Incident</td>
<td>11</td>
</tr>
<tr>
<td>Nuclear/Radiological Incident</td>
<td>12</td>
<td>Extreme Weather</td>
<td>12</td>
</tr>
<tr>
<td>Extreme Weather</td>
<td>13</td>
<td>Transportation Failure</td>
<td>13</td>
</tr>
<tr>
<td>Transportation Failure</td>
<td>14</td>
<td>Water Supply Disruption/Contamination</td>
<td>14</td>
</tr>
<tr>
<td>Dam Failure</td>
<td>15</td>
<td>Landslide</td>
<td>15</td>
</tr>
<tr>
<td>Aqueduct</td>
<td>16</td>
<td>Insect Infestation</td>
<td>16</td>
</tr>
<tr>
<td>Tornado</td>
<td>17</td>
<td>HazMat Incident</td>
<td>17</td>
</tr>
<tr>
<td>Insect Infestation</td>
<td>18</td>
<td>Pipeline Disruption</td>
<td>18</td>
</tr>
<tr>
<td>Jail/Prison Event</td>
<td>19</td>
<td>Dam Failure</td>
<td>19</td>
</tr>
<tr>
<td>Pipeline Disruption</td>
<td>20</td>
<td>Acqueduct</td>
<td>20</td>
</tr>
<tr>
<td>Landslide</td>
<td>21</td>
<td>Tornado</td>
<td>21</td>
</tr>
<tr>
<td>HazMat Incident</td>
<td>22</td>
<td>Cyber Attack</td>
<td>22</td>
</tr>
<tr>
<td>Water Supply Disruption/Contamination</td>
<td>23</td>
<td>Jail/Prison Event</td>
<td>23</td>
</tr>
</tbody>
</table>
3.3 BRIEF STATEMENT OF UNIQUE HAZARDS

The hazards in the City of Jurupa Valley are very similar to Riverside County, including earthquake, flooding, and fire threats. Additionally, the City of Jurupa Valley has potential transportation related hazards since State HWY 60, a major east-west transportation corridor and I-15 both run through the borders of the city. There are major rail line corridors within the city, a Metrolink commuter rail service and station, and numerous freight branch lines. Jurupa Valley is also one of the largest trucking hubs in the State of California with over 44 carriers residing in the city and numerous warehouse distribution centers. Another concern for the city would be the risk of wildfires occurring within the large expanse of the Santa Ana Riverbed that runs through the southern portion of the city.

The most prominent hazards faced by residents of City of Jurupa Valley are a major earthquake, flooding potential from 100 year storm events in winter months along the Santa Ana River bank, and windstorms causing power outages. A long term power outage in summer months could produce life threatening extreme heat conditions for residents without access to air conditioning.

The City could also be impacted by terrorism or bio-terrorism that initially targets the Chino, Flabob and Ontario Airports and then spreads the impact to surrounding communities.

Riverside County has experienced severe flooding many times throughout its history, resulting in the loss of lives and millions of dollars in property damage. Floods are caused by rivers and creeks overflowing their banks, and most property damage has occurred where development has been allowed without regard for flood hazard.

Earthquake risk is very high in western Riverside County (which includes Jurupa Valley), due to the presence of two of California’s most active faults: the San Andreas and San Jacinto.
Figure 3.3A City of Jurupa Flood Hazard Map

Figure 3.3B City of Jurupa Valley Fire Hazard Map
Figure 3.3C City of Jurupa Valley Earthquake Fault Zones
3.4 MITIGATION PROJECT UPDATES

<table>
<thead>
<tr>
<th>Item</th>
<th>Project Name</th>
<th>Fund (Budget)</th>
<th>Schedule</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>RCFCD</td>
<td>Day Creek Channel, Stage 6</td>
<td>Construction - Under Const</td>
<td>1. Lucetta closed Blwn 65th &amp; 66th until mid-Nov 2012</td>
<td></td>
</tr>
<tr>
<td>RCFCD</td>
<td>Day Creek Channel, Line J, Stage 2</td>
<td>Construction: Under construction Feb 2013</td>
<td></td>
<td>Complete.</td>
</tr>
<tr>
<td>JCSD</td>
<td>Jurupa Rd Trunk Sewer</td>
<td>PS&amp;E: 100% Bid Award: Dec 2012-Jan 2013</td>
<td></td>
<td>Complete.</td>
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<tr>
<td>JCSD</td>
<td>Area B Trunk Sewer</td>
<td></td>
<td></td>
<td>Complete.</td>
</tr>
<tr>
<td>JCSD</td>
<td>Sky County Trunk Sewer, Wineville (5811-641h, 64h (Wineville-Smith), Smith (64th 63rd), Easement (63rd-Limonite) &amp; Limonite (E) to Sky 3 Lift Sta)</td>
<td>PS&amp;E: Approved Bid Award: Jan-Feb 2013 Construction: March 2013</td>
<td>1. Monitor JCSD schedule; coord construction of Limonite Ave. project relocate water line to clear deep SS</td>
<td>In-Progress.</td>
</tr>
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SECTION 4.0 - HAZARD IDENTIFICATION AND RISK ASSESSMENT

4.1 CRITICAL FACILITIES AND INFRASTRUCTURES

<table>
<thead>
<tr>
<th>Critical Facilities Type</th>
<th>Number</th>
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<tbody>
<tr>
<td>Regional Treatment Plant</td>
<td>1</td>
</tr>
<tr>
<td>Water Well /Tank Sites</td>
<td>11</td>
</tr>
<tr>
<td>Water Distribution Plant</td>
<td>3</td>
</tr>
<tr>
<td>Sewer Lift Stations</td>
<td>1</td>
</tr>
<tr>
<td>Location</td>
<td>Quantity</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>GAS – Blue Rhino</td>
<td>1</td>
</tr>
<tr>
<td>Aviation – Flabob Airport</td>
<td>1</td>
</tr>
<tr>
<td>Mass Transit RTA bus stops</td>
<td>throughout the city</td>
</tr>
<tr>
<td>Cellular Towers</td>
<td>27</td>
</tr>
<tr>
<td>City Hall</td>
<td>2</td>
</tr>
<tr>
<td>Fire Stations</td>
<td>4</td>
</tr>
<tr>
<td>Health Care Facilities</td>
<td>2</td>
</tr>
<tr>
<td>Police Station / EOC</td>
<td>1</td>
</tr>
<tr>
<td>Maintenance Yards</td>
<td>1</td>
</tr>
<tr>
<td>Railroads – Metrolink Station</td>
<td>1</td>
</tr>
<tr>
<td>Railroads- intersect throughout</td>
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<tr>
<td>City – Union Pacific, Burlington</td>
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<tr>
<td>Northern Santa Fe</td>
<td>3</td>
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<tr>
<td>Bridges –Van Buren/Limonite</td>
<td>2</td>
</tr>
<tr>
<td>Radio-Motorola</td>
<td>2</td>
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<tr>
<td>Residential Elderly Facilities</td>
<td>3</td>
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<tr>
<td>Schools</td>
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<tr>
<td>Community Center</td>
<td>1</td>
</tr>
</tbody>
</table>

### 4.2 ESTIMATING POTENTIAL LOSS

Map show parcels exposed to flood plain hazards in terms of value of structures. Riverside County's assessor's data can be used to calculate the improved value of parcels. (Please refer to Riverside County Operational Area Estimated Property Loss Values by City Table in Section 4.5.)

### 4.3 TABLE REPLACEMENT VALUES

City of Jurupa Valley owns one 26-acre park along the Santa Ana River and four acres along 68th Street. We currently rent office space and as a full "contract city," both Sheriff and Fire services are contractually procured; the two Community Service Districts and the Jurupa Area Recreation and Parks District are governed by their own board of directors.
<table>
<thead>
<tr>
<th>NAME OF ASSET</th>
<th>REPLACEMENT VALUE</th>
<th>OCCUPANCY</th>
<th>HAZARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY HALL</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>1. Jurupa Valley City Hall</td>
<td>Lease - Unknown</td>
<td>On-File</td>
<td>High Ground Shaking</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>High Hazard of Flooding</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Moderate Fire Hazard Severity Zone</td>
</tr>
<tr>
<td>High Schools</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Rubidoux High</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>High Hazard of Flooding</td>
</tr>
<tr>
<td>2. Nueva Vista Continuation High</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Low Hazard of Flooding</td>
</tr>
<tr>
<td>3. Patriot High</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Low Hazard of Flooding</td>
</tr>
<tr>
<td>4. Jurupa Valley High</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>High Hazard of Flooding</td>
</tr>
<tr>
<td>5. Rio Vista Continuation High</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Middle Schools</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Mission Middle</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Low Hazard of Flooding</td>
</tr>
<tr>
<td>7. Jurupa Middle</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Low Hazard of Flooding</td>
</tr>
<tr>
<td>8. Mira Loma Middle</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Low Hazard of Flooding</td>
</tr>
<tr>
<td>Elementary Schools</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Camino Real Elementary</td>
<td>Unknown</td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Low Hazard of Flooding</td>
</tr>
<tr>
<td>10. Glen Avon Elementary</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>High Hazard of Flooding</td>
</tr>
<tr>
<td>11. Granite Hill Elementary</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>High Hazard of Flooding</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Very High Fire Hazard Severity Zone</td>
</tr>
<tr>
<td>12. Ina Arbuckle Elementary</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Low Hazard of Flooding</td>
</tr>
<tr>
<td>13. Indian Hills Elementary</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Low Hazard of Flooding</td>
</tr>
<tr>
<td>14. Mission Bell Elementary</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Low Hazard of Flooding</td>
</tr>
<tr>
<td>15. Pacific Avenue Elementary</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>High Hazard of Flooding</td>
</tr>
<tr>
<td>16. Pedley Elementary</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Low Hazard of Flooding</td>
</tr>
<tr>
<td>17. Peralta Elementary</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>High Hazard of Flooding</td>
</tr>
<tr>
<td>18. Rustic Lane Elementary</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Low Hazard of Flooding</td>
</tr>
<tr>
<td>19. Sky Country Elementary</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>High Hazard of Flooding</td>
</tr>
<tr>
<td>20. Stone Avenue Elementary</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Low Hazard of Flooding</td>
</tr>
<tr>
<td>21. Sunnyslope Elementary</td>
<td>Unknown</td>
<td></td>
<td>High Ground Shaking</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Low Hazard of Flooding</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>High Fire Hazard Severity Zone</td>
</tr>
</tbody>
</table>

LOCAL HAZARD MITIGATION PLAN
MAY 2018
<table>
<thead>
<tr>
<th>No.</th>
<th>Location</th>
<th>Type</th>
<th>Hazard Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>22.</td>
<td>Troth Street Elementary</td>
<td>Unknown</td>
<td>High Ground Shaking, Low Hazard of Flooding</td>
</tr>
<tr>
<td>23.</td>
<td>Van Buren Elementary</td>
<td>Unknown</td>
<td>High Ground Shaking, High Hazard of Flooding</td>
</tr>
<tr>
<td>24.</td>
<td>VanderMolen Elementary</td>
<td>Unknown</td>
<td>High Ground Shaking, High Hazard of Flooding</td>
</tr>
<tr>
<td>25.</td>
<td>West Riverside Elementary</td>
<td>Unknown</td>
<td>High Ground Shaking, Low Hazard of Flooding</td>
</tr>
<tr>
<td></td>
<td><strong>Transportation</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>26.</td>
<td>Blue Rhino</td>
<td>Unknown</td>
<td>High Ground Shaking, Low Hazard of Flooding</td>
</tr>
<tr>
<td>27.</td>
<td>Flabob Airport</td>
<td>Unknown</td>
<td>High Ground Shaking, Low Hazard of Flooding</td>
</tr>
<tr>
<td>28.</td>
<td>Pedley Metrolink Station</td>
<td>Unknown</td>
<td>High Ground Shaking, Low Hazard of Flooding</td>
</tr>
<tr>
<td></td>
<td><strong>Fire Protection</strong></td>
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<td></td>
</tr>
<tr>
<td>1.</td>
<td>Riverside County Fire Department Cal-FIRE Station 16</td>
<td>Unknown</td>
<td>High Ground Shaking, Low Hazard of Flooding</td>
</tr>
<tr>
<td>2.</td>
<td>Riverside County Fire Department Cal-FIRE Station 17</td>
<td>Unknown</td>
<td>High Ground Shaking, High Hazard of Flooding</td>
</tr>
<tr>
<td>3.</td>
<td>Riverside County Fire Department Cal-FIRE Station 18</td>
<td>Unknown</td>
<td>High Ground Shaking, Low Hazard of Flooding</td>
</tr>
<tr>
<td>4.</td>
<td>Riverside County Fire Department Cal-FIRE Station 38</td>
<td>Unknown</td>
<td>High Ground Shaking, Low Hazard of Flooding</td>
</tr>
<tr>
<td></td>
<td><strong>Water</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>Jurupa Community Services District 11201 Harrel Street, Jurupa Valley, CA 91752</td>
<td>Unknown</td>
<td>High Ground Shaking, High Hazard of Flooding</td>
</tr>
<tr>
<td>2.</td>
<td>Jurupa Community Services District 4150 Etiwanda Ave., Jurupa Valley, CA 91752</td>
<td>Unknown</td>
<td>High Ground Shaking, Low Hazard of Flooding</td>
</tr>
<tr>
<td>3.</td>
<td>Rubidoux Community Services District 3590 Rubidoux Blvd, Jurupa Valley, CA 92509</td>
<td>Unknown</td>
<td>High Ground Shaking, Low Hazard of Flooding</td>
</tr>
<tr>
<td></td>
<td><strong>Other Government Facilities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>Eddie D Smith Senior Center 5888 Mission Blvd, Jurupa Valley, CA 92509</td>
<td>Unknown</td>
<td>High Ground Shaking, Low Hazard of Flooding</td>
</tr>
<tr>
<td>2.</td>
<td>Western Riverside and City Animal Shelter 6851 Van Buren Blvd Jurupa Valley, CA 92509</td>
<td>Unknown</td>
<td>High Ground Shaking, High Hazard of Flooding, Moderate Fire Hazard Severity Zone</td>
</tr>
<tr>
<td>3.</td>
<td>Rubidoux Library 5840 Mission Blvd, Jurupa Valley, CA 92509</td>
<td>Unknown</td>
<td>High Ground Shaking, Low Hazard of Flooding</td>
</tr>
<tr>
<td>4.</td>
<td>California Family Life Center 5656 Mission Blvd Jurupa Valley, CA 92509</td>
<td>Unknown</td>
<td>High Ground Shaking, Low Hazard of Flooding</td>
</tr>
<tr>
<td>5.</td>
<td>Jurupa Family Health Center: 9415 Mission Blvd Jurupa Valley, CA 92509</td>
<td>Unknown</td>
<td>High Ground Shaking, High Hazard of Flooding</td>
</tr>
<tr>
<td>6.</td>
<td>Jurupa Unified School District Administrative Building 4850 Pedley Road</td>
<td>Unknown</td>
<td>High Ground Shaking</td>
</tr>
</tbody>
</table>
4.4 IDENTIFICATION OF RISKS AND VULNERABILITIES

The jurisdictions were asked to rate the potential and severity using a scale of between 0 and 4 (4 being the most severe). The jurisdictions were also asked to rank the listed hazards as they relate to their jurisdiction (1 being the highest overall threat to their jurisdiction). Please see Riverside County MJHMP Section 5 for past occurrences of hazards affecting Jurupa Valley.

1. Flood – Severity –3, Probability –3, Ranking-1

The Santa Ana River is normally a small meandering slow moving water system which becomes a raging river whenever there is substantial rainfall. The City is working in conjunction with Riverside County Flood Control & Water Conservation District to identify and mitigate areas that may cause or have the potential to cause damage or destruction of property.

Heavy rain events can also lead to problems with storm drainage systems and create localized flood problems. According to the City of Jurupa Valley Storm Drain Master Plan, there are several flooding problem areas in the City. These areas are primarily a result of undersized pipes where the runoff exceeds the pipe capacity even for minor storms. Compounding the storm water run-off, the geological features of Jurupa Valley is that everything slopes in a southwesterly direction. Storm water from the City of Riverside and surrounding areas northeast of Jurupa Valley are draining westward into Jurupa Valley storm water facilities. (Please see Riverside County MJHMP Section 5.3.9)

2. Earthquake - Severity –4, Probability –3, Ranking-2

City of Jurupa Valley is located in a Seismic Hazard Zone. The nearest active earthquake fault is the San Andreas Fault located on the northern part of the city.

In the past, Jurupa Valley has experienced tremendous and damaging earthquakes in December 1899 and in April 1918. The quakes each had magnitudes of approximately 6.6 on the Richter scale and caused substantial damage to existing buildings, including several deaths related to the events. There have been several noticeable ground movements in recent years, most notably the Landers and Big Bear earthquakes in 1992,
and the Northridge earthquake in 1994, but no local damage was sustained during these more recent events. (Please see Riverside County MJHMP Section 5.3.1).

3. **Wild Fire - Severity -3, Probability -4, Ranking-3**

A Wildfire is an uncontrolled fire spreading through vegetative fuels, posing danger and destruction to property. Wildfires can occur in undeveloped areas and spread to urban areas. The City of Jurupa Valley is in a High Fire Hazard Zone and has potential impact due to the vegetation in the Santa Ana River bottom. The Community Services District is responsible for the maintenance to remove the vegetation. (Please see Riverside County MJHMP Section 5.3.3).

5. **Severe Weather- Heat/Wind/Cold - Severity -2, Probability -4, Ranking-4**

The City of Jurupa Valley utilizes the local Jurupa Area Recreation and Parks District community centers as cooling stations working closely with Riverside County Office of Emergency Services during severe heat events.

Severe Weather: The city has not recently experienced a severe heat related weather event. (Please see Riverside County MJHMP Section 5.3.13).

6. **Technical Hazards - Severity -4, Probability -2, Ranking-5**

Along with the potential for death and injuries from large-scale motor vehicle accidents, there is the potential for hazardous material spills or fires as numerous commercial transportation vehicles travel intra-city roadways with various types and quantities of hazardous materials, fuels, and chemicals. (Please see Riverside County MJHMP Section 5.3.14).

6. **Drought - Severity -3, Probability -2, Ranking-6**

Although the City of Jurupa Valley has never experienced a severe drought event, the city has established an ordinance to manage general public water usage, to include irrigation restrictions during severe weather related events. (Please see Riverside County MJHMP Section 5.3.11).

7. **Agricultural Hazards - Severity -4, Probability -2, Ranking-7**

A small area of Jurupa Valley is dedicated to agricultural businesses. Production of fruits, vegetables, flowers/trees, sod, and other produce items are grown within the city. Crop losses in the surrounding area due to hazards have economic impacts in Riverside County. Some of the businesses in jurisdiction are agricultural based including other dairy/poultry industry related businesses which have a substantial impact on the city's
economy; to include Riverside County in general. Our agriculturally based economy is vulnerable to freezes, heat waves, flooding, and insect infestations.

Any time a hazard-related event results in reduced crop or product production, the City of Jurupa Valley is negatively impacted by loss of revenue to major businesses, to include labor force reductions. The associated unemployment affects the crime rate, housing market, local businesses, and the City's sales tax revenues. (Please see Riverside County MJHMP Section 5.3.13.5)

SECTION 5.0 – COMMUNITY RATING SYSTEM

5.1 REPETITIVE LOSS PROPERTIES

There are zero repetitive loss properties in the City of Jurupa Valley reported to date.

5.2 NATIONAL FLOOD INSURANCE PROPERTIES

a. Describe participation in NFIP, including any changes since previously approved plan.

The City is compliant with the NFIP Program. We will provide NFIP Brochures to residents within the High Flood Zones and also during outreach events.

b. Date first joined NFIP.  9/23/13

<table>
<thead>
<tr>
<th>CID</th>
<th>COMMUNITY NAME</th>
<th>INIT FHBM</th>
<th>INIT FIRM IDENTIFIED</th>
<th>CURR MAP DATE</th>
<th>EFF DATE</th>
<th>REG-EMER DATE</th>
<th>IDENTIFIED TRIBAL</th>
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<tbody>
<tr>
<td>060286#</td>
<td>JURUPA VALLEY</td>
<td>-</td>
<td>08/18/14</td>
<td>08/18/14</td>
<td>09/23/13</td>
<td></td>
<td>No</td>
</tr>
</tbody>
</table>

c. Identify actions related to continued compliance with NFIP.

Initiated CLCMRS for developing properties.

d. CRS member? No.

e. CRS class? N/A

f. Describe any data used to regulate flood hazard area other than FEMA maps.

Engineering studies and consultation with Riverside County Flood Control and Water Conservation District (RCFCWCD).
g. **Have there been issues with community participation in the program?**

No, we need revised and updated maps.

h. **What are the general hurdles for effective implementation of the NFIP?**

We currently are waiting for a BAO letter from FEMA for hydrology and hydraulic studies performed for the Santa Ana River by the RCFCWCD.

i. **Summarize actions related to continued compliance with NFIP**

Distribute map information, participate in development reviews, consult with RCFCWCD.

ii. **Repetitive Loss Properties**

None. Residents who have property within mapped areas are eligible to purchase flood insurance.

SECTION 6.0 - CAPABILITIES ASSESSMENT

6.1 **REGULATORY MITIGATION CAPABILITIES**

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This capabilities assessment is divided into five sections –

- Regulatory Mitigation Capabilities
- Administrative And Technical Mitigation Capabilities
- Fiscal Mitigation Capabilities
- Mitigation Outreach And Partnerships
- Funding Sources

The City of Jurupa Valley is a recently incorporated City and currently working on the development of our own regulatory plans, including:

<table>
<thead>
<tr>
<th>Regulatory Tool</th>
<th>Yes/No</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan</td>
<td>Yes</td>
<td>Adopted in September 2017, this plan outlines the future changes in the City such as new infrastructure</td>
</tr>
</tbody>
</table>
6.2 ADMINISTRATIVE/TECHNICAL MITIGATION CAPABILITIES

<table>
<thead>
<tr>
<th>Personnel Resources</th>
<th>Yes/No</th>
<th>Department/Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planner/engineer with knowledge of land development/land management practices</td>
<td>Yes</td>
<td>Planning Director/City Engineer</td>
</tr>
<tr>
<td>Engineer/professional trained in construction practices related to buildings and/or infrastructure</td>
<td>Yes</td>
<td>City Engineer and Building Official</td>
</tr>
<tr>
<td>Planner/engineer/scientist with an understanding of natural hazards</td>
<td>Yes</td>
<td>City Engineer via Contract</td>
</tr>
<tr>
<td>Personnel skilled in GIS</td>
<td>Yes</td>
<td>Planning Department</td>
</tr>
<tr>
<td>Full time building official</td>
<td>Yes</td>
<td>Building Official</td>
</tr>
<tr>
<td>Floodplain manager</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Emergency manager</td>
<td>Yes</td>
<td>City Manager and EMS Manager/PIO</td>
</tr>
<tr>
<td>-------------------</td>
<td>-----</td>
<td>----------------------------------</td>
</tr>
<tr>
<td>Grant writer</td>
<td>Yes</td>
<td>Contract with outside consultant</td>
</tr>
<tr>
<td>Other personnel</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>GIS Data—Land use</td>
<td>Yes</td>
<td>GIS Graphics Technician</td>
</tr>
<tr>
<td>GIS Data—Links to Assessor’s data</td>
<td>Yes</td>
<td>GIS Graphics Technician</td>
</tr>
<tr>
<td>Warning systems/services (Reverse 9-11, outdoor warning signals)</td>
<td>Yes</td>
<td>Disaster Net Radio</td>
</tr>
</tbody>
</table>

**6.3 FISCAL MITIGATION CAPABILITIES**

<table>
<thead>
<tr>
<th>Financial Resources</th>
<th>Accessible/Eligible to Use (Yes/No)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Development Block Grants</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Capital improvements project funding</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Authority to levy taxes for specific purposes</td>
<td>Yes</td>
<td>With voter approval</td>
</tr>
<tr>
<td>Fees for water, sewer, gas, or electric services</td>
<td>Yes</td>
<td>Water</td>
</tr>
<tr>
<td>Impact fees for new development</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Incur debt through general obligation bonds</td>
<td>Yes</td>
<td>With voter approval</td>
</tr>
<tr>
<td>Incur debt through special tax bonds</td>
<td>Yes</td>
<td>With voter approval</td>
</tr>
<tr>
<td>Incur debt through private activities</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Withhold spending in hazard prone areas</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>

**6.4 MITIGATION OUTREACH AND PARTNERSHIPS**

The City of Jurupa Valley serves as a host for CERT training with the help of the Riverside County Emergency Management Department. In addition, the City has many volunteers and active Rotary and council outreach meetings. The City of Jurupa Valley is also works with the following agencies: Riverside County Flood Control District (RCFD), Riverside County EDA (RCEDA), Jurupa Community Services District (JCSD), Rubidoux Community Services District (RCSD), Jurupa Area Recreation and Parks District (JARPD), and Santa Ana River Water Co.

The City of Jurupa Valley has a Public Works Department that is in charge of owned infrastructure, like streets, bike lanes, sidewalks, storm drains, and traffic signals. Any mitigation actions that involve retrofitting infrastructure to prevent hazards such as earthquake or fire would fall under this department’s responsibility.
6.5 FUNDING OPPORTUNITIES

The City of Jurupa Valley has the same funding opportunities as Riverside County Operational Area. Please refer to Section 7.4 of the Riverside County Multi-Jurisdictional Hazard Mitigation Plan for list of funding sources available.

SECTION 7.0 - MITIGATION STRATEGIES

7.1 GOALS AND OBJECTIVES

The City of Jurupa Valley has created list of Mitigation Strategies and Goals for the primary hazards previously identified.

Goal 1: Implement mitigation policies and strategies contained in the City of Jurupa Valley

Objective 1.1: Implement new development ordinances.

Goal 2: Continue to educate the general public in mitigation, preparedness, response and recovery activities.

Objective 2.1: Continue training city staff on emergency preparedness to include: Emergency Operation Center activities, Emergency Operations Plan through the Standardized Emergency Management System (S.E.M.S.) and the National Incident Management System (N.I.M.S.).

Objective 2.2: Continue to provide general public training on emergency awareness and preparedness through CERT programs.

Objective 2.3: Continue emergency preparedness training activities in coordination with surrounding agencies, special districts, community groups, and school districts.

7.2 MITIGATION ACTIONS

The City has implemented and provided mitigation efforts below in sections 7.2, 7.3, and 7.4 based only on hazards that are considered high priority such as, flood, earthquake, and fire. These efforts include the following:

- The separate water service agencies have installed auxiliary power sources on various municipal water wells and sewer lift stations.

  Priority: High

  Responsible Dept: JCSD/RCSD
Timeframe: completed
Funding/cost: unknown – funded by other agencies
Hazard: Structural (earthquake)

- The City's Code Enforcement Office proactively responds and enforces city ordinances related to weed abatement violations to reduce fire threat.

Priority: High
Responsible Dept: Building & Safety Department
Timeframe: Ongoing
Funding/cost: unknown
Hazard: Structural (earthquake), flood, and fire.

- The City has remodeled its police station to include a functional Emergency Operation Center (EOC) with alternative power source, internet connections, and media screens to enhance operations.

Priority: High
Responsible Dept: Sheriff's Department
Timeframe: complete
Funding/cost: unknown – funded by other agencies
Hazard: General

- The Police Department / Riverside County Sheriff's Department have mutual aid agreements in place to include valuable resources such as hazardous materials unit, air support, and search and rescue units among others.

Priority: High
Responsible Dept: Sheriff's Department
Timeframe: ongoing
Funding/cost: covered in general funding of contract police services
Hazard: General
### New Mitigation Actions:

<table>
<thead>
<tr>
<th>Type of Hazard</th>
<th>Mitigation Action</th>
<th>Lead Department/Jurisdiction</th>
<th>Status Update</th>
<th>Potential Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flood</td>
<td><strong>Day Creek Channel, Stage 6 Phase 2 Project No. 221-1-8-00250-06-12</strong></td>
<td>Riverside County Flood Control</td>
<td>Completed 4/23/13</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td>The project is located in the city of Jurupa Valley, Riverside County and begins within Goose Creek Golf Club, approximately 1,150 lineal feet downstream of Lucretia Avenue. The improvements extend upstream and tie into the existing concrete lined channel locate approximately 600 lineal feet downstream of Limonite Avenue. Improvements where made below the existing bridges at Holmes Avenue and 64th Street to provide 100-year storm conveyance capacity.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flood</td>
<td><strong>Mira Loma - Beach Street Storm Drain, Stage 2 Project No. 221-1-8-00137-01-12</strong></td>
<td>Riverside County Flood Control</td>
<td>Completed 9/1/15</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td>The project consisted of approximately 6,800 feet of an underground storm drain, inlets and outlet works. Located along Beach Street between 59th Street and 53rd Street, along Rutile Street, 54th Street and ends at Cedar Street in the incorporated residential area of Mira Loma in the city of Jurupa Valley of Northwestern Riverside County.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flood</td>
<td><strong>Pyrite Channel Bypass, Pyrite Street Storm Drain, Stage 1 Project No. 221-1-8-00109-01-12</strong></td>
<td>Riverside County Flood Control</td>
<td>Completed 1/16/15</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td>This project consists of 1, 700 feet of underground storm drain within Pyrite Street in the city of Jurupa Valley. The drain connects Pyrite Street Storm Drain upstream of Pyrite Street to Jurupa Channel.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flood</td>
<td><strong>Jurupa - Pyrite MDP Line A-Z Project No. 1-8-00234 Stage 1</strong> Master planned lateral storm drain to Jurupa Channel. Project is east-west drain crossing Agate Street about 1,000 feet south of Jurupa Road. Outlet point at Jurupa Channel is unimproved and likely to remain so</td>
<td>Riverside County Flood Control</td>
<td>30% Plans &amp; R/W Acquisition as of February 2018</td>
<td>Property taxes/Capital Improvement Program</td>
</tr>
</tbody>
</table>
7.3 ON-GOING MITIGATION STRATEGY PROGRAMS

Rubidoux Community Services District is currently designing a new $2.8 million dollar 6MG water storage tank, a $10 million dollar sewage conveyance facilities damaged during the 2005 flood, and a $150,000 water service replacement project.

Priority: High

Responsible Dept: Rubidoux Community Services District (separate agency)

Timeframe: ongoing

Funding/cost: RCSD water restricted capital fund (outside agency)

Hazard: Structural (earthquake), fire

Project #1-Reduce the level of risk to loss of life, personal injury, public and private property damage, economic and social dislocation, and disruption of vital community services that would result from earthquake.

Goal 1: Adopt all of Riverside County Ordinances and Resolution including Land Ordinances. The City has completed this part of the process by adopting and implementing Ordinance No. 2011-01. Additional ordinances are adopted as needed on an ongoing basis to address issues that arise.

Objective: Amend the Building and Zoning Codes to incorporate specific standards for siting, seismic design, and review of Critical Facilities.

Action: Require all new developments, existing critical facilities and structures to comply with the most recent California Building Code seismic design standards.

Priority: High

Responsible Dept: Planning and Building Departments

Timeframe: Ongoing for the life of the plan 2018-2022. This action will be reevaluated during the updating stage of the plan

Funding/cost: Current funding; cost unknown

Hazard: Earthquake
Project #2 - Improve the Community Emergency Response Team (CERT) Program in Jurupa Valley to educate people about disaster preparedness for hazards that may impact their area and train them in basic disaster response skills to respond in our community.

Objective: Partner with Riverside County Fire – Office of Emergency Services and neighboring communities to host CERT Trainings.

Action: Build a team of volunteers who are personally prepared for a disaster and provide CERT training for them to respond in our communities.

Priority: High

Responsible Dept: City of Jurupa Valley and Riverside County Fire- Office of Emergency Services

Timeframe: Ongoing for the life of the plan 2018-2022. This action will be reevaluated during the updating stage of the plan.

Funding/cost: Homeland Security/Pre-mitigation funding

Hazard: All Hazards

7.4 FUTURE MITIGATION STRATEGIES

Project #1 - Enhanced proactivity in enforcement of vacant land weed abatement

Goal: Reduce risk of wildland fires.

Objective: Focus on enforcement of non-compliance.

Action: Direct chief Building Official to increase enforcement priority on vacant land.

Priority: High

Responsible Dept: Code Enforcement

Timeframe: Ongoing for the life of the plan 2018-2022. This action will be reevaluated during the updating stage of the plan.

Funding/cost: Current funding; cost unknown

Hazard: Wildland Fires

Project #2 – Local Drainage Flood Control Capital Projects

Goal: Reduce local flooding and road closure incidents.
**Objective:** Continue focus on improving local drainage issues to mitigate flooding and road closures to protect property and infrastructure.

**Action:** Prioritize future capital projects focused on mitigating flood risk of flood-prone areas.

**Priority:** High

**Responsible Dept:** Engineer/Public Works

**Timeframe:** Ongoing for the life of the plan 2018-2022. This action will be reevaluated during the updating stage of the plan.

**Funding/cost:** Current funding; cost unknown

**Hazard:** Flooding

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**SECTION 8.0 - PLAN IMPLEMENTATION AND MAINTENANCE PROCESS**

Upon adoption and approval by City Council, the Local Hazard Mitigation Plan (LHMP) will be reviewed, evaluated and monitored by LHMP committee members a minimum of once per year. The LHMP committee made up of City staff members and general public representatives will propose revisions to the LHMP. After every review, the committee will provide for a public hearing and submittal to City Council for approval and adoption of such recommendations to the LHMP. If we discover changes have occurred during the evaluation, the City will submit the most current copy to Riverside County Emergency Management Department to submit to Cal OES and FEMA. A comprehensive review, evaluation and update of the LHMP will occur every five years.

The methodology to update the plan will be the following:

- The goals and objectives and address current and expected conditions.
- If the nature, magnitude, and/or type of risks have changed, we will update plan as necessary.
- Current resources for implementing the plan and explore new resources implementation problems, such as technical, political, legal, or coordination issues with other agencies.
- The outcomes to ensure they are in line with the expected outcome, if not we will modify plan.
- Changes in Federal, State and local ordinances, if laws and regulations have changed, we will make changes to reflect current regulations.
- Involve public by posting notices on websites and announcements during public meetings intent to review and update Local Hazard Mitigation Plan allowing for public comment and input.
SECTION 9.0 - INCORPORATION INTO EXISTING PLANNING MECHANISMS

The City of Jurupa Valley will be incorporating mitigation strategies and considerations into the development of their future plans such as a General Plan and Emergency Operations Plan. It is already implemented into the following planning mechanisms:

- Building and Construction Codes
- Fire Codes
- Capital Improvement Plan
- Storm Drain Master Plan
- Stormwater Ordinance required by MS4
- Efficient Landscape Irrigation Ordinance required by MS4
- City Stormwater Procedural Manual
- Local Implementation Plan
- Facilities Management Plan
- Water Quality Management Plan

SECTION 10.0 - CONTINUED PUBLIC INVOLVEMENT

The general public will have access to the Local Hazard Mitigation Plan (LHMP) online via City website with the ability to send comments, or ability to review hard copies available at public areas within City Hall and other city facilities. Approximately every 10-12 months after initial adoption by City Council, the LHMP will be reviewed and evaluated by staff members and general public members represented on the LHMP committee, to review, evaluate and monitor the LHMP, and to evaluate and incorporate all public comments on the Plan.
APPENDIX A – PUBLIC OUTREACH OPPORTUNITIES & JURUPA VALLEY BOUNDARY PLAN MAP

Local Hazard Mitigation Plan

Plan Overview

The City of Jurupa Valley maintains an active Local Hazard Mitigation Plan ("LHMP"). The LHMP is the primary reference document for the City when preparing for emergency situations. The document is also referenced as emergency situations unfold. Currently, the City is accepting comments on this plan. Please review the draft copy below before commenting. Comments may also be made at City Hall, located at 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Local Hazard Mitigation Plan ("LHMP") (2017)

Comment on Local Hazard Mitigation Plan

First Name

Last Name

Are you a Jurupa Valley resident?

Comment

Submit Cancel
STAFF REPORT

DATE:  NOVEMBER 21, 2019

TO:  HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM:  ALAN KREIMEIER, INTERIM CITY MANAGER

BY:  THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

SUBJECT:  AGENDA ITEM NO. 14.A

INITIATION OF A ZONING CODE AMENDMENT TO PROVIDE STANDARDS FOR SINGLE FAMILY AND MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT CONSISTENT WITH THE PROVISIONS OF STATE HOUSING LAWS

RECOMMENDATION

By motion, initiate a Zoning Code Amendment to provide standards for single family and multiple family residential development in order to implement affordable housing policies of State law.

BACKGROUND

Senate Bill 330 and Assembly Bill 1743 become effective on January 1, 2020. SB 330 is one of the more controversial (and complicated) housing-related land use bills signed by the Governor this year.

The most important provisions of SB 330:

- Creates a new “preliminary application” process for “housing development projects” that
- Generally, freezes the regulations that apply to a specific housing development project at the time the applicant submits a “preliminary application” and pays the City’s permit processing fee;
- Imposes a five-hearing limit on all housing development projects (except for projects requiring legislative approvals such as general plan, specific plan, or a zoning code amendment);
- Prohibits the City from doing any of the following for land where housing is an allowable use:
  - Reducing the allowable intensity of land use in any existing general plan or specific plan designation, or in any zoning district to a level below that in

RETURN TO AGENDA
effect on January 1, 2018, without making other changes to ensure no net loss in residential capacity;
  o Changing the general plan or specific plan designation or the zoning district to a less intensive use for any specific parcel to a level below that in effect on January 1, 2018, without making other changes to ensure no net loss in residential capacity;
  o Imposing a moratorium on housing without HCD approval;
  o Adopting any new subjective design standards after January 1, 2020;
  o Establishing or implementing a limit on the number of land use approvals or construction permits for housing, capping the number of housing units that may be approved or constructed, or limiting the City’s population;
• Prohibits the City from approving a “housing development project” that does not replace preexisting dwelling units in accordance with complex “replacement” requirements including requirements for rent controlled units; and
• Requires that each city have a detailed and exhaustive project checklist for all types of development projects under the Permit Streamlining Act.

AB 1743 encourages the development of affordable housing projects by generally exempting properties subject to the welfare exemption in Revenue and Taxation Code Section 214(g) from special taxes

PROPOSED ZONING CODE AMENDMENT

The existing zoning code is predominantly unchanged since the County code was adopted upon incorporation in 2011. The residential zones and related general provisions provide minimal standards for setbacks, height limits and parking. However, these provisions do not ensure:

• Future residents are protected from adverse impacts
• Future neighborhoods are established with adequate quality of life features that ensure they remain well kept and safe
• Future residents enjoy a continued pride in their community.

In order to address these issues, residential projects have been approved with relevant conditions of approval. The conditions of approval are applied as a result of a required discretionary entitlement, such as a Site Development Permit.

The new State laws that address affordable housing are aimed at streamlining the permitting process. In most cases, multiple family residential projects must be approved only under specific standards in the code, not under a discretionary process with conditions of approval. This will apply to properties rezoned to high density to satisfy the Housing Element and Regional Housing Needs Allocation (RHNA). Therefore, it is prudent for the City to incorporate such standards into the code, along with development of a process with checklists, in order to be consistent with the new legislation.

Staff is including single family residential standards also, since there is a need for affordable single homes as well. The residential design guidelines now in use should be incorporated as appropriate into the zoning code.

The text amendment has not yet been drafted. Upon initiation by the Council, staff will examine successful multiple family projects, such as the affordable housing development
on Briggs in Rubidoux, and draft proposed standards for Planning Commission consideration. At this time, staff is only seeking Council approval to proceed with developing residential development standards for Planning Commission hearing and recommendations to the City Council.

CONCLUSION

Staff recommends the City Council initiate the Residential Development Standards zoning code Amendment to implement State housing legislation.

FINANCIAL IMPACT

Staff time to process this zoning code amendment will be covered by the Planning Department budget.

ALTERNATIVES

1. By motion, initiate a Zoning Code Amendment to provide standards for single family and multiple family residential development in order to implement affordable housing policies of State law
2. Defer action and request additional information on the General Plan Amendment request.

Prepared by:  
Thomas G. Merrell, AICP  
Planning Director

Submitted by:  
Alan Kreimeier  
Interim City Manager

Reviewed by:  
Connie Cardenas  
Interim Director of Administrative Services

Reviewed by:  
Peter M. Thorson  
City Attorney

Reviewed by:  
George A. Wentz  
Deputy City Manager