

**MINUTES  
OF THE REGULAR MEETING  
OF THE JURUPA VALLEY CITY COUNCIL  
March 2, 2023**

**1. 5:30 PM – CALL TO ORDER - JOINT STUDY SESSION WITH THE PLANNING COMMISSION**

**CALL TO ORDER – CITY COUNCIL:**

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

**CALL TO ORDER – PLANNING COMMISSION:**

- Laura Shultz, Chair
- Penny Newman, Chair Pro Tem
- Hakan Jackson, Planning Commissioner
- Arleen Pruitt, Planning Commissioner
- Yesenia Villagomez, Planning Commissioner

Mayor Chris Barajas called the Joint Study Session meeting to order at 5:32 p.m. Mayor Pro Tem Guillermo Silva and Planning Commissioner Hakan Jackson were absent.

**2. JOINT STUDY SESSION**

**A. PEDLEY TOWN CENTER AREA PLAN**

*An announcement was made that the meeting will be translated into Spanish for those needing an interpreter.*

Staff Report presented by Jean Ward, Project Manager and Peter Vanderwal, Managing Principal with Sargent Town Planning. Ms. Ward provided an overview of the background and purpose of the study session and the community input received from the City's survey. She reported that the impetus of the plan is the City's desire to start implementing the town center policy direction of the General Plan. Mr. Vanderwal provided initial concepts and ideas for the future of the Pedley Town Center.

Debi Myers, on behalf of ICRE/Le Baron Investments, stated that she is the broker for the owner of several parcels of land in Jurupa Valley and they are working on various projects in the City. She stated that they look forward to creating a centered walkable community.

Dominique Vargas, representing Nova Homes, Inc. stated that as one of the stakeholders in the East Village Center, they are looking forward to bringing more housing opportunities and commercial opportunities to the city.

Maria Rodriguez stated that she has concerns that by adding additional housing it will bring additional traffic to the city.

Roberto Ramirez stated that he is concerned about small business owners and how they would be able to adapt to the new Pedley design standards. He asked if something could be done to relieve some of the congestion points to relieve traffic. He requested that the equestrian lifestyle could be a larger part of the proposed Pedley Town Center Plan.

Jason Pack, representing Fehr & Peers, addressed some of the traffic related questions. He stated that after studying the traffic volumes in the area, he has concluded that there are a variety of things that contribute to the traffic, one of which is a lack of connectivity. The Town Center Plan includes a vision for alleviating some of the current traffic congestion which could be a subsequent phase of the project.

***Planning Commissioner Hakan Jackson arrived at 6:50 p.m.***

Following discussion, members of the City Council and Planning Commission received and filed the staff presentation on the Pedley Town Center Plan and provided input and direction.

**3. 7:00 PM - CALL TO ORDER AND ROLL CALL FOR REGULAR MEETING**

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

Mayor Chris Barajas called the regular meeting to order at 7:35 p.m. Mayor Pro Tem Guillermo Silva was absent.

**4. INVOCATION** was given by Greg Rondeau, Calvary Chapel, Jurupa Valley.

5. **PLEDGE OF ALLEGIANCE** was led by Joe Perez.

6. **APPROVAL OF AGENDA**

**A motion was made by Council Member Leslie Altamirano, seconded by Council Member Armando Carmona, to approve the Agenda.**

**Ayes: L. Altamirano, C. Barajas, B. Berkson, A. Carmona**

**Noes: None**

**Absent: G. Silva**

7. **PRESENTATIONS**

**A. RECOGNITION TO HUGO BUSTAMANTE**

Members of the City Council acknowledged Mr. Hugo Bustamante for his dedicated public service while serving as a member of the Traffic Safety Committee and Public Works Advisory Committee from 2017 to 2022.

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

The City’s Pet of the Month for March, a nine-month old Labrador mix named “Margo” was introduced to the Council. Anyone interested in giving this available pet a home is invited to contact the City’s Animal Control Services Department at <https://www.rcdas.org>.

**C. QUARTERLY UPDATE – HEALTHY JURUPA VALLEY**

Natalie Hidalgo, representing Reach Out, gave an update on the Healthy Jurupa Valley Initiative. She announced that they will be having their new Jurupa Valley Resource Center grand opening on March 15 from 4:00 p.m. to 7:00 p.m. Community members are welcome to enjoy the event which will feature a tour of the new facility, a food truck, music, entertainment and children’s activities.

**D. PRESENTATION OF NEW ONLINE PUBLIC INFORMATION TOOL – GIS STORY MAPS**

Joe Perez, Community Development Director reported on how City staff has been working on ways to improve communication and transparency to the public. They have identified a new GIS application that will share information with the public about development activities in the City. He introduced Roberto Gonzalez, Senior Planner who gave a demonstration of the City’s new interactive GIS Story Maps.

**8. PUBLIC APPEARANCE/COMMENTS**

Colin Markovich, representing Assembly Member Sabrina Cervantes gave a legislative update. He reported that one of the items in the governor’s state budget includes a \$7 million allocation to assist in the clean-up of a recent leak at the Stringfellow superfund waste site. He announced that Assembly Member Cervantes introduced AB951 which would create a law school at UC Riverside. He reported that Assembly Member Cervantes will co-host a Town Hall meeting on March 14 at 5:30 p.m. at the VFW Post at 8607 Mission Boulevard in the City of Jurupa Valley.

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

Council Member Armando Carmona thanked everyone who attended today’s study session. He reported on his attendance at Troth Street Elementary School to help celebrate “Read across America Day.” He enjoyed stopping by his former elementary school and visiting with some of his former teachers and staff. He gave a shout-out to Deputy Hernandez for attending the event and taking the time to read to some of the students. He discussed a productive meeting he had with County Animal Control Services to learn about their services. He announced that he is hosting a clean-up event this Saturday in conjunction with Riverside County Parks to help clean up and beautify the Mary Tyo Equestrian Staging Area. He announced an upcoming community meeting with Riverside County Flood Control District engineers will be held on Tuesday at Troth Elementary School. His colleagues on the Council at welcome to attend.

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

**A. MAYOR CHRIS BARAJAS**

- 1. Mayor Chris Barajas gave an update on the I-REN Executive Committee meeting of February 21, 2023.**

**B. COUNCIL MEMBER BRIAN BERKSON**

- 1. Council Member Brian Berkson gave an update on the riverside transit agency board meeting of February 23, 2023.**
- 2. Council Member Brian Berkson gave an update on the Metrolink / Southern California Regional Rail Authority meeting of February 24, 2023.**
- 3. Council Member Brian Berkson gave an update on the Riverside County Transportation Commission – Western Riverside County Programs and Projects Committee meeting of February 27, 2023.**

**11. CITY MANAGER’S UPDATE**

City Manager Rod Butler announced the Shadow Rock Park grand opening will be this Saturday, March 4 from 11 a.m. to 2:00 p.m. He encouraged folks to visit the new park and see all the new amenities. He reported that he will be bringing back a discussion regarding Spanish translation and American Sign Language costs at the next meeting for Council direction.

Michael Flad, Assistant City Manager reported that Council Member Armando Carmona attended the League of California Cities New Mayors and Council Members Academy from February 1-2, 2023. Expenses included travel and accommodations. Meals were provided at no additional costs. Some of the topics covered were developing an effective council management team; effective advocacy, land use planning and ethics laws.

**12. APPROVAL OF MINUTES**

**A. FEBRUARY 16, 2023 REGULAR MEETING**

**A motion was made by Council Member Leslie Altamirano, seconded by Council Member Armando Carmona, to approve the Minutes of the February 16, 2023 Regular meeting.**

**Ayes: L. Altamirano, C. Barajas, B. Berkson, A. Carmona,  
Noes: None  
Absent: G. Silva**

**13. CONSENT CALENDAR**

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

Requested Action: That the City Council waive the reading of the title and text of all ordinances and resolutions included in the agenda. In accordance with Government Code Section 34934, the title of each ordinance is included on the published agenda and a copy of the full ordinance has been available to the public online on the City’s website and will be available in print at the meeting prior to the introduction or passage of the ordinance.

**B. CONSIDERATION OF CHECK REGISTER IN THE AMOUNT OF \$4,273,162.34**

Requested Action: That the City Council ratify the check registers dated January 26 and February 2, 9, and 16, 2023 as well as the payroll registers dated January 31 and February 3 and 17, 2023.

**C. ADOPTION OF RESOLUTIONS REGARDING THE ANNEXATION OF ZONE II (SHOPS AT JURUPA) TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (“CITY OF JURUPA VALLEY L&LMD 89-1-C”), NORTHEAST CORNER OF PYRITE STREET AND MISSION BOULEVARD**

1. Requested Action: That the City Council adopt Resolution No. 2023-20, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA INITIATING PROCEEDINGS FOR THE ANNEXATION OF TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE II AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2023-2024 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION; AND**

2. That the City Council adopt Resolution No. 2023-21, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA APPROVING THE REPORT OF THE ENGINEER REGARDING THE PROPOSED ANNEXATION OF TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE II AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED FOR FISCAL YEAR 2023-2024; AND**

3. That the City Council adopt Resolution No. 2023-22, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE II AND TO LEVY AND COLLECT ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2023-2024 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND**

**ARTICLE XIII D OF THE CALIFORNIA CONSITTUTION AND  
APPOINTING A TIME AND PLACE FOR HEARING PROTESTS**

**D. APPROVAL OF AN AGREEMENT WITH RRM DESIGN GROUP FOR CONSULTING SERVICES TO PREPARE BUILDING PLAN SETS FOR PERMIT-READY ACCESSORY DWELLING UNITS - CONSULTING SERVICES AGREEMENT NO. CS22006 – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION**

Requested Action: that the City Council approve the Agreement for Consulting Services with RRM Design Group to prepare building plan sets for Permit Ready Accessory Dwelling Units (PRADU) in an amount not to exceed \$111,039 and authorize the City Manager to sign the Agreement on behalf of the City Council.

**E. APPROVAL OF FIRST AMENDMENT TO AGREEMENT WITH ULTRASYSTEMS ENVIRONMENTAL INC. FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED “DISTRICT AT JURUPA VALLEY SPECIFIC PLAN” PROJECT, (CASE NUMBER: MA21269), (APPLICANT: EM RANCH OWNER, LLC) – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION**

Requested Action: That the City Council authorize the City Manager to execute the First Amendment to the Agreement with UltraSystems for the preparation of an Environmental Impact Report (EIR) for the proposed “The District at Jurupa Valley Specific Plan” project (formerly referred to as the “District at Rubidoux” Project) in an amount not to exceed \$52,170, to be funded entirely by the applicant’s advance deposit sufficient to cover the EIR and the administrative costs.

**A motion was made by Council Member Leslie Altamirano, seconded by Council Member Brian Berkson, to approve the Consent Calendar, with the exception of Items 13.D and 13.E, which were removed from the Consent Calendar for further discussion.**

**Ayes: L. Altamirano, C. Barajas, B. Berkson, A. Carmona  
Noes: None  
Absent: G. Silva**

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

**13.D APPROVAL OF AN AGREEMENT WITH RRM DESIGN GROUP FOR CONSULTING SERVICES TO PREPARE BUILDING PLAN SETS FOR PERMIT-READY ACCESSORY DWELLING UNITS - CONSULTING SERVICES AGREEMENT NO. CS22006**

Council Member Armando Carmona asked that this item be removed from the Consent Calendar for further discussion.

Joe Perez, Community Development Director provided additional information and responded to Council's questions.

**A motion was made by Council Member Leslie Altamirano, seconded by Council Member Armando Carmona, to approve the Agreement for Consulting Services with RRM Design Group to prepare building plan sets for Permit Ready Accessory Dwelling Units (PRADU) in an amount not to exceed \$111,039 and authorize the City Manager to sign the Agreement on behalf of the City Council.**

**Ayes: L. Altamirano, C. Barajas, B. Berkson, A. Carmona**  
**Noes: None**  
**Absent: G. Silva**

**13.E APPROVAL OF FIRST AMENDMENT TO AGREEMENT WITH ULTRASYSTEMS ENVIRONMENTAL INC. FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED "DISTRICT AT JURUPA VALLEY SPECIFIC PLAN" PROJECT, (CASE NUMBER: MA21269), (APPLICANT: EM RANCH OWNER, LLC)**

Council Member Armando Carmona asked that this item be removed from the Consent Calendar for further discussion.

Joe Perez, Community Development Director provided additional information and responded to Council's questions.

**A motion was made by Council Member Leslie Altamirano, seconded by Mayor Chris Barajas, to authorize the City Manager to execute the First Amendment to the Agreement with UltraSystems for the preparation of an Environmental Impact Report (EIR) for the proposed "The District at Jurupa Valley Specific Plan" project (formerly referred to as the "District at Rubidoux" Project) in an amount not to exceed \$52,170, to be funded entirely by the applicant's advance deposit sufficient to cover the EIR and the administrative costs.**

**Ayes: L. Altamirano, C. Barajas, B. Berkson**  
**Noes: A. Carmona**  
**Absent: G. Silva**

**15. COUNCIL BUSINESS**

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



**17. CITY ATTORNEY'S REPORT**

City Attorney Peter Thorson had no report.

**18. COUNCIL MEMBER REPORTS AND COMMENTS**

**19. CONVENE TO CLOSED SESSION**

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

There were no public comments regarding the closed session item.

**B. CITY MANAGER ANNUAL PERFORMANCE EVALUATION.** The City Council met in closed session pursuant to Government Code Sections 54957 and 54957.6 to evaluate the performance of the City Manager and establish goals and performance objectives for the next year as required by the City Manager's Employment Agreement. Pursuant to Government Code Section 94957.6 the Council will also meet with its designated representatives, Mayor Chris Barajas and City Attorney Peter Thorson, to provide direction to the designated representatives concerning the negotiation of salary, compensation and/or benefits for the unrepresented employee position of City Manager. Any changes to the City Manager's Employment Agreement can only be taken at a regularly scheduled open and public meeting of the City Council.

**20. RECONVENE IN OPEN SESSION**

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

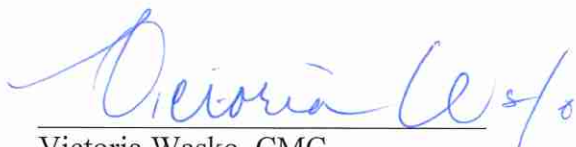
Mayor Chris Barajas announced that there were no reportable actions taken.

**21. ADJOURNMENT**

There being no further business before the City Council, Mayor Chris Barajas adjourned the meeting at 10:15 p.m.

The next meeting of the Jurupa Valley City Council will be held March 16, 2023 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,



Victoria Wasko, CMC  
City Clerk