

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
March 4, 2021**

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

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

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

Mayor Lorena Barajas called the closed session meeting to order at 6:00 p.m.
Council Member Guillermo Silva participated via teleconference.

2. CONVENE TO 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 – INITIATION OF 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 and the City Council will decide whether to initiate litigation.

C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council met in closed session pursuant to Government Code Section 54956.8 regarding the potential purchase of real property located at 5293 Mission Boulevard, Jurupa Valley, 92509 (former Riverside County Fleet Services Building). The parties to the negotiations for the purchase of the property are: City of Jurupa Valley and County of Riverside. Negotiators for the City of Jurupa Valley are: Rod Butler, Michael Flad, George Wentz and Peter Thorson. Under negotiation are the price and terms of payment for the potential purchase of the property.

3. RECONVENE IN OPEN SESSION

A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION

Serita Young, Assistant City Attorney, announced that there were no reportable actions taken.

4. 7:00 PM - CALL TO ORDER AND ROLL CALL FOR REGULAR SESSION

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

Mayor Lorena Barajas called the regular meeting to order at 7:02 p.m. Council Member Guillermo Silva participated via teleconference.

5. INVOCATION was given by Pastor Greg Rondeau from Calvary Chapel Jurupa Valley.

6. PLEDGE OF ALLEGIANCE was led by Council Member Brian Berkson.

7. APPROVAL OF AGENDA

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Leslie Altamirano, to approve the Agenda. A roll-call vote was taken.

Roll Call:

Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva

Noes: None

Absent: None

8. PRESENTATIONS

A. UPDATE ON THE JURUPA AREA RECREATION AND PARK DISTRICT PRESENTED BY COLBY DIUGUID, GENERAL MANAGER

Colby Diuguid, General Manager, Jurupa Area Recreation and Park District gave an update on the Jurupa Area Recreation and Park District. He announced the Riverside County Health System has allowed youth and adult sports to resume in Riverside County. He provided an update on the swim lesson program, reporting that they will resume in the spring. He provided information on a new after-school program in concert with the Corona-Norco School District. He announced that a drive-through Easter themed event will take place on March 27, 2021 at the District Office. He gave an update on some of their ongoing construction projects.

Debbie Patterson, Recreation Coordinator for the Jurupa Area Recreation and Park District, gave a presentation on the Eddie Dee Smith Senior Center. She highlighted some of the programs that the JARPD staff have been providing to the seniors in the community.

C. PRESENTATION FROM RIVERSIDE COUNTY DEPARTMENT OF ANIMAL SERVICES

The City's Pet of the Month for March, "Precious", a 4-year old Poodle mix was introduced to the Council. It was announced that even though Precious has already been adopted, anyone interested in giving other needy animals a home is invited to contact the City's Animal Control Services Department at: <https://www.rcdas.org>

9. PUBLIC APPEARANCE/COMMENTS

There were no public comments.

10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Mayor Pro Tem Chris Barajas announced that the Jurupa Lions Club will host their corn beef and cabbage dinner on Sunday, March 13, 2021. Anyone interested may contact Mayor Pro Tem Barajas at City Hall. Pre-sale tickets are preferred so they know how much to cook. He noted that this is one of the fundraising events which helps to support their service projects and scholarships.

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

A. MAYOR LORENA BARAJAS

- 1. Mayor Barajas gave an update on the Western Riverside County – Regional Conservation Agency meeting of March 1, 2021.**

B. MAYOR PRO TEM CHRIS BARAJAS

- 1. Mayor Pro Tem Barajas gave an update on the Western Riverside Council of Governments Executive Committee meeting of March 1, 2021.**

C. COUNCIL MEMBER BRIAN BERKSON

- 1. Council Member Berkson gave an update on the Riverside County Transportation Commission – Western Riverside County Programs and Projects Committee meeting of February 22, 2021.**

2. **Council Member Berkson gave an update on the Riverside Transit Agency Board meeting of February 25, 2021.**

12. CITY MANAGER’S UPDATE

City Manager Rod Butler reported that Jurupa Valley was in the news on the multi-family smoke-free ordinance and there was some confusion as to whether the ordinance applies to cannabis. He noted that David Downs from the Press Enterprise has issued a correction to his previous article which lays out very clearly what the smoke-free ordinance does as it pertains to cannabis, which is to prohibit the smoking of cannabis anywhere tobacco is prohibited.

13. APPROVAL OF MINUTES

A. FEBRUARY 18, 2021 REGULAR MEETING

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Leslie Altamirano, to approve the Minutes of the February 18, 2021 regular meeting. A roll-call vote was taken.

Roll Call:

Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva
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 IN THE AMOUNT OF \$3,156,132.57

Requested Action: That the City Council ratify the check registers dated January 28, 2021 and February 4, 11, and 18, 2021 as well as the payroll register dated January 31, 2021 and February 5, and 19, 2021.

C. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM FOR TRACT MAP 36692 BARRINGTON PLACE LOCATED ON THE SOUTHEAST CORNER OF

**CANTU-GALLEANO RANCH ROAD AND WINEVILLE AVENUE
(FRONTIER HOMES)**

1. Requested Action: That the City Council adopt Resolution No. 2021-15, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM (TRACT MAP 36692 BARRINGTON PLACE LOCATED ON THE SOUTHEAST CORNER OF CANTU-GALLEANO RANCH ROAD AND WINEVILLE AVENUE) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

2. Authorize the City Manager to record the Notice of Completion; and
3. Authorize the City Engineer to reduce the Performance Bond and Material and Labor Bond for the street improvements to start the one-year warranty period; after which the City Engineer may fully release the bond; and
4. Authorize the City Engineer to release the Monument Bond 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.

D. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM FOR TRACT MAP 36692-1 BARRINGTON PLACE LOCATED ON EAST SIDE OF WINEVILLE AVENUE NORTH OF REDBUD LANE (FRONTIER HOMES)

1. Requested Action: That the City Council adopt Resolution No. 2021-16, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM (TRACT MAP 36692-1 BARRINGTON PLACE LOCATED ON EAST SIDE OF WINEVILLE AVENUE NORTH OF REDBUD LANE) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

2. Authorize the City Manager to record the Notice of Completion; and
3. Authorize the City Engineer to reduce the Performance Bond and Material and Labor Bond for the street improvements to start the one-year warranty period; after which the City Engineer may fully release the bond; and

4. Authorize the City Engineer to release the Monument Bond 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.

E. AWARD OF CONSTRUCTION AGREEMENT TO ALL AMERICAN ASPHALT, INC. FOR BAIN STREET PAVEMENT REHABILITATION AND SHOULDER IMPROVEMENTS, CIP PROJECT NO. 16-A.2 – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

1. Requested Action: That the City Council approve and award a construction agreement to All American Asphalt, Inc. in the amount of \$614,938 for the Bain Street Pavement Rehabilitation and Shoulder Improvement Project (Agreement) for the work included in its proposal for the base bid only, and authorize the City Manager to execute the Agreement in substantially the form and format attached to the staff report in such final form as approved by the City Attorney; and
2. Authorize the City Manager to execute contract change orders not to exceed 10% of the total agreement, pursuant to requirements set forth in the agreement; and
3. Authorize the City Manager to record the Notice of Completion upon acceptance of the work by the City Engineer.

F. AWARD OF CONSTRUCTION AGREEMENT TO COPP CONTRACTING, INC. FOR LUCRETIA AVENUE PAVEMENT REHABILITATION, CIP PROJECT NO. 20104

1. Requested Action: That the City Council approve and award a construction agreement to Copp Contracting, Inc. in the amount of \$430,986.25 for the Lucretia Avenue Pavement Rehabilitation Project (Agreement) for the work included in its proposal, and authorize the City Manager to execute the Agreement in substantially the form and format attached to the staff report in such final form as approved by the City Attorney; and
2. Authorize the City Manager to execute contract change orders not to exceed 10% of the total agreement, pursuant to requirements set forth in the agreement; and
3. Authorize the City Manager to record the Notice of Completion upon acceptance of the work by the City Engineer.

G. INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE VAN BUREN BOULEVARD WIDENING, SANTA ANA RIVER TO LIMONITE PROJECT

Requested Action: That the City Council adopt Resolution No. 2021-17, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROPOSED VAN BUREN BOULEVARD WIDENING, SANTA ANA RIVER TO LIMONITE PROJECT

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Leslie Altamirano, to approve the Consent Calendar, with the exception of Item 14.E, which was removed from the Consent Calendar for further discussion. A roll-call vote was taken.

Roll-Call:

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

15. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

14.E AWARD OF CONSTRUCTION AGREEMENT TO ALL AMERICAN ASPHALT, INC. FOR BAIN STREET PAVEMENT REHABILITATION AND SHOULDER IMPROVEMENTS, CIP PROJECT NO. 16-A.2

Mayor Pro Tem Chris Barajas requested that Item 14.E be removed from the Consent Calendar for further discussion.

Paul Toor, Public Works Director/City Engineer, provided additional information and responded to Council's questions.

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to approve and award a construction agreement to All American Asphalt, Inc. in the amount of \$614,938 for the Bain Street Pavement Rehabilitation and Shoulder Improvement Project (Agreement) for the work included in its proposal for the base bid only, and authorize the City Manager to execute the Agreement in substantially the form and format attached to the staff report in such final form as approved by the City Attorney; authorize the City Manager to execute contract change orders not

to exceed 10% of the total agreement, pursuant to requirements set forth in the agreement; and authorize the City Manager to record the Notice of Completion upon acceptance of the work by the City Engineer.

A roll-call vote was taken.

Roll Call:

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

16. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER GENERAL PLAN AMENDMENT (GPA) NOS. 20000, 20001, 20003, AND 20004, AND CHANGE OF ZONE (CZ) NOS. 20006, 20007, 20008, 20009, 20010, 20011 AND 20012 FOR IMPLEMENTATION OF THE CITY’S FIFTH-CYCLE HOUSING ELEMENT HOUSING PROGRAM

Staff report presented by Joe Perez, Community Development Director. Mr. Perez reported that state law requires the City to update its Housing Element every eight years. This includes designating sites for market rate housing, and housing that is affordable to very low, low and moderate-income families. He noted that the City s not required to actually build the housing units but must provide appropriate General Plan land use designations and zoning on sites that offer development potential. Adoption of the proposed GPAs and CZs will facilitate the City’s Housing Element.

Further discussion followed.

Mayor Lorena Barajas opened the public hearing.

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

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Leslie Altamirano, to introduce Ordinance No. 2021-07, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP CHANGING THE ZONES OF APPROXIMATELY 34.17 COMBINED GROSS ACRES OF REAL PROPERTY, AND MAKING FINDINGS PURSUANT TO CEQA

A roll-call vote was taken.

Roll Call:

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

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Leslie Altamirano, to adopt Resolution No. 2021-18, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NOS. 20000, 20001, 20003, AND 20004, AND MAKING FINDINGS PURSUANT TO CEQA AND DETERMINATIONS THAT NO FURTHER CEQA REVIEW IS REQUIRED

A roll-call vote was taken.

Roll Call:

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

B. PUBLIC HEARING TO CONSIDER THE AMENDMENT TO THE AMENDED 2019-2020 CDBG ANNUAL ACTION PLAN ALLOCATING CDBG-CV FUNDS

Staff report presented by Sean McGovern, Management Analyst.

Mayor Lorena Barajas opened the public hearing.

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

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Leslie Altamirano, to receive and file the Amendment to the Amended 2019-2020 Annual Action Plan and adopt Resolution No. 2021-19, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPTING THE AMENDMENT TO THE AMENDED 2019-2020 ANNUAL ACTION PLAN FOR THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

A roll-call vote was taken.

Roll Call:

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

17. COUNCIL BUSINESS

A. APPOINTMENT TO THE COMMUNITY DEVELOPMENT ADVISORY COMMITTEE (CDAC)

Staff report presented by Sean McGovern, Management Analyst.

Mayor Lorena Barajas invited Rosemary Groen and Ben Valenzuela to address the Council and share why they are interested in serving on the Community Development Advisory Committee.

Following the applicant presentations, Mayor Pro Tem Chris Barajas thanked the applicants for their interest and encouraged them to pursue other opportunities for involvement with the City, as qualified applicants are always welcome.

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to appoint Benito Valenzuela to fill the unexpired vacancy on the Community Development Advisory Committee for a term, which shall expire on March 21, 2023, or until the Community Development Advisory Committee member's successor is appointed and sworn-in, whichever is later. A roll-call vote was taken.

Roll Call:

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

B. AGREEMENT TO CONDUCT A FEASIBILITY STUDY FOR A CITY-PROVIDED POLICE DEPARTMENT WITH CITYGATE ASSOCIATES, LLC

Staff report presented by Michael Flad, Assistant City Manager. Mr. Flad gave an overview of the proposed Feasibility Study.

Sean McGovern, Management Analyst, provided additional information and responded to Council's questions.

Stewart Gary, representing Citygate Associates provided additional information and responded to Council's questions.

Further discussion followed.

A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Chris Barajas, to approve the Agreement by and between the City of Jurupa Valley and Citygate Associates, LLC for Comprehensive City-Provided Police Department Feasibility Study Services for an amount not to exceed \$78,175.00 and authorize the City Manager to execute the Agreement as approved by the City Attorney. A roll-call vote was taken.

Roll Call:

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

C. WAIVER OF UNDERGROUNDING REQUIREMENT FOR UTILITY LINES AND POLES WITHIN, SERVING, AND ALONG THE FRONTAGE OF A PROPOSED TWO-LOT SUBDIVISION TPM37842; 5680 ASH STREET

Staff report presented by Paul Toor, Public Works Director/City Engineer.

A motion was made by Council Member Brian Berkson, seconded by Council Member Leslie Altamirano, to approve a waiver of all requirements pursuant to Jurupa Valley Municipal Code Section 7.50, Undergrounding of Utilities, for a proposed two-lot subdivision, TPM37842. A roll-call vote was taken.

Roll Call:

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

D. SELECTION OF CITY DELEGATE FOR THE 2021 SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) REGIONAL CONFERENCE AND GENERAL ASSEMBLY

Staff report presented by Victoria Wasko, City Clerk.

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Brian Berkson, to appoint Council Member Guillermo Silva as the Delegate and Council Member Leslie Altamirano as the Alternate for the SCAG General Assembly meeting on Thursday, May 6, 2021.

A roll-call vote was taken.

Roll Call:

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

18. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson had no report.

19. COUNCIL MEMBER REPORTS AND COMMENTS

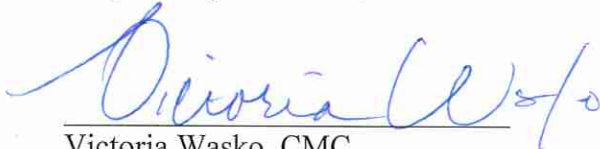
Mayor Pro Tem Chris Barajas announced that the City of Jurupa Valley will host a blood drive at City Hall on March 23, 2021. If you have Type O positive blood or the Covid-19 antibodies, you are encouraged to donate. Additional information is available on the City's website at: www.jurupavalley.org

20. ADJOURNMENT

There being no further business before the City Council, Mayor Lorena Barajas adjourned the meeting at 9:05 p.m.

The next meeting of the Jurupa Valley City Council will be held March 18, 2021 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,



Victoria Wasko, CMC
City Clerk