

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
April 6, 2023**

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

- 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 study session to order at 6:01 p.m.

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

2. STUDY SESSION

A. MASTER APPLICATION (MA) NO. 22327: PRE-APPLICATION REVIEW (PAR) FOR 25 SINGLE-FAMILY DETACHED HOMES ON 9.7 ACRES LOCATED AT 8600 54th STREET (APN: 166-120-001); (APPLICANT: BETA STONE DEVELOPMENT LLC)

Staff Report presented by Kumail Raza, Senior Planner. Mr. Raza gave an overview of the proposed project and the required entitlements. He reported that the project site is currently vacant land and the project description is a planned unit development or PUD. He explained that the PUD zone encourages innovative development projects through the flexible application of development standards. The developer is proposing 25 single-family homes on 9.75 acres, with a minimum lot size of 0.28 acres. The project site would have two primary points of access at 54th Street. The primary amenity for the project is a 0.45 acre public park. Since the project is located within the equestrian protection overlay, staff is recommending that the project include non-commercial horse keeping as a permitted use and that the park be located along 54th Street to promote access and public safety.

Further discussion followed.

Wayne Lu, Amalgam Concepts (applicant), spoke in support of the project. Mr. Lu indicated that he agrees with moving the park to the front of the project along 54th Street as it would allow the park to be aligned with the existing basin.

Gary Conner stated that he would love to see a plan for half-acre or low density development; however, it seems that most every project that has a protected overlay comes before the Council as medium to high-density. For this reason, he would prefer that the project remain zoned A-1.

Following discussion, the City Council identified areas of concern and provided further direction to City staff.

Mayor Chris Barajas adjourned the study session meeting at 6:31 p.m.

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 7:00 p.m.

4. INVOCATION was given by Pastor Jeremy Williams, Grace Fellowship Church.

5. PLEDGE OF ALLEGIANCE was led by Mayor Chris Barajas.

6. APPROVAL OF AGENDA

A motion was made by Council Member Armando Carmona, seconded by Mayor Pro Tem Guillermo Silva, to approve the Agenda and move items 17.A, 17.B and 17.C to after Item 9.

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

7. PRESENTATIONS

A. RIVERSIDE COUNTY DEPARTMENT OF ANIMAL SERVICES - INTRODUCTION OF "PET OF THE MONTH"

The City's Pet of the Month for April, a six-month old male Siberian Husky mix named "Blanco" 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>.

B. PROCLAMATION PROCLAIMING “DONATE LIFE MONTH”

Allen Jolley, an ambassador at One Legacy discussed the importance of organ donation. He spoke in honor of his daughter Caitlyn whose death made possible the gift of life for an 8-month old child and helped provide needed organs to two others. He thanked the Council for their recognition and encouraged greater awareness of organ and tissue donation. He encouraged those who choose to be organ and tissue donors to register at <https://donatelife-california.org>

C. NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT – PRESENTED BY ERIC BALLEJOS, PUBLIC INFORMATION AND TECHNOLOGY OFFICER

Eric Ballejos, representing the Northwest Mosquito and Vector Control District, gave an update on the services they provide. He provided helpful tips to residents on how to reduce mosquitos within their backyards. He encouraged residents to visit their website at www.northwestmvcd.org to find additional resources.

8. PUBLIC APPEARANCE/COMMENTS

Ron Anderson complimented Danie Carriedo, Permit Technician, for her outstanding customer service while assisting him at the front counter while he was obtaining city building permits. On behalf of the Rotary Club of Jurupa Valley, he thanked the City Council for their kind and generous community service grant. He assured the City Council that the funds will be utilized to support all of their charitable programs.

9. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

The following items were taken out of order:

17. COUNCIL BUSINESS

A. REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) COMPLIANCE UPDATE- POTENTIAL SITES FOR RE-ZONING

Staff Report presented by Mary Wright, Project Manager. Ms. Wright reported that this is a follow up to the meeting of March 16, 2023 where the City Council directed staff to look at additional sites to make up the Regional Housing Needs Assessment (RHNA) shortfall. At that meeting, the City Council reviewed several sites to make up for the shortfall. Ms. Wright reported that in January 2023, the Paradise Knolls project was approved at a lower density than was assumed in the Housing Element which caused a shortfall in some of the RHNA in the low income category. She provided information on the sites that the City Council asked be brought back for further review. She reported that the City has until July 18, 2023 to redesignate and rezone property to make up for the shortfall.

Chuck Woo, stated that he represents the ownership of the 8a property. He offered to allocate one of the four parcels they own to highest density residential zoning for affordable housing in exchange for a higher density allocation for the other three parcels without the affordable housing restriction.

Council Member Armando Carmona stated that at the last meeting there was a clear message that the RHNA shortfall be identified within Council District 1. He asked if there could be consideration of the long-term ramifications of re-zoning some of the potential sites. He stated that his goal is to identify the shortfall outside of the equestrian protection overlay zone. He identified the following additional sites to consider: 2a, 13a, 14a, and 15a.

Council Member Brian Berkson voiced that he would not consider site 13a as he would not support high density residential next to industrial buildings. In addition, 15a has a townhome project in development and without hearing from that property owner, he would not support the selection of that site.

Mayor Chris Barajas provided the background on the approval process for the Rexco townhome project. He suggested that 14a may be a good potential site for high density residential.

Further discussion followed.

A motion was made by Mayor Chris Barajas, seconded by Council Member Leslie Altamirano, to direct staff to proceed with zone changes for half of 5a, all of 14a and to direct staff to discuss with the developer of the current Rexco townhome project regarding their interest in modifying their project to a rezone to HHDR and bring back the most southerly parcel of 15a for further consideration.

Council Member Armando Carmona stated that he could not support 5a without the consideration of other key areas.

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

Noes: A. Carmona

Absent: None

B. CITY COUNCIL DISCUSSION OF THE 2023-2024 PUBLIC SERVICE GRANTS

Staff Report presented by Amy Sells, Principal Management Analyst. Ms. Sells reported that at the March 16, 2023 meeting, the City Council requested that Clásico de las Américas return to Council with a presentation of what they do and how they render their services. They have since withdrawn their application for a public service grant. Ms. Sells indicated that representatives of Clásico de las Américas are present at tonight's meeting and they are prepared to give a presentation.

Council Member Brian Berkson suggested that should Clásico de las Américas apply for grant funding in the future, that they be prepared to give a presentation of their services at that time.

A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to re-allocate the \$13,759 that was tentatively approved for Clásico de las Américas to be re-allocated to Path of Life Ministries.

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

C. DISCUSSION OF A MEMBERSHIP IN THE LEAGUE OF CALIFORNIA CITIES AND EDUCATIONAL AND TRAINING OPPORTUNITIES

Staff Report presented by Michael Flad, Assistant City Manager. Mr. Flad outlined the costs to join Cal Cities (formerly the League of California Cities). The list of benefits include advocacy, training, and networking opportunities. He noted that there is also an option of budgeting for non-member training for educational and networking opportunities without joining Cal Cities.

Further discussion followed.

By consensus, the City Council directed staff to bring this item back for consideration through the annual Budget process.

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

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 Interagency Coordinating Council meeting of March 24, 2023.**
- 2. Mayor Chris Barajas gave an update on the Western Riverside Council of Governments Executive Committee meeting of April 3, 2023.**

B. COUNCIL MEMBER LESLIE ALTAMIRANO

1. Council Member Leslie Altamirano gave an update on the Western Riverside County - Regional Conservation Authority meeting of April 3, 2023.

C. COUNCIL MEMBER BRIAN BERKSON

1. Council Member Brian Berkson gave an update on the Riverside Transit Agency meeting of March 23, 2023.
2. Council Member Brian Berkson gave an update on the Metrolink / Southern California Regional Rail Authority meeting of March 24, 2023.
3. Council Member Brian Berkson gave an update on the Western Riverside County Programs and Projects committee meeting of March 27, 2023.
4. Council Member Brian Berkson gave an update on the Metrolink / Southern California Regional Rail Authority – Audit and Finance Committee meeting of March 31, 2023.
5. Council Member Brian Berkson gave an update on the Southern California Association of Governments Transportation Committee meeting of April 6, 2023.
6. Council Member Brian Berkson gave an update on the OCTA RCTC meeting of March 30, 2023.

11. CITY MANAGER’S UPDATE

City Manager Rod Butler reported on Saturday, April 29, Burrtec Waste will host a bulky item, solid waste, and green waste pickup event at Patriot High School from 8 am to noon. It is free with proof of Jurupa Valley residency. No hazardous waste will be accepted. He gave an update on the Pat Merritt Dog Park and a possible partnership with the Jurupa Area Recreation and Park District.

12. SHERIFF’S DEPARTMENT UPDATE

Lieutenant Sean Vickers introduced Deputy Petersen, who gave an update on the Riverside County Sheriff’s Commercial Vehicle Enforcement program.

13. APPROVAL OF MINUTES

A. MARCH 16, 2023 REGULAR MEETING

A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to approve the Minutes of the March 16, 2023 regular meeting.

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

14. 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 \$3,225,021.47 – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Requested Action: That the City Council ratify the check registers dated February 23 and March 9, 16, and 23, 2023 as well as the payroll registers dated February 28 and March 3 and 17, 2023.

C. APPROVAL OF THE ACQUISITION AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND THE COUNTY OF RIVERSIDE FOR THE TRANSFER OF SURPLUS LAND LOCATED IN THE CITY OF JURUPA VALLEY

Requested Action: That the City Council adopt Resolution No. 2023-23, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE TRANSFER AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND THE COUNTY OF RIVERSIDE FOR THE INTENTION TO CONVEY FEE SIMPLE INTEREST IN REAL PROPERTY IN THE CITY OF JURUPA VALLEY, IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 156-200-004, 163-152-

025, 165-183-013, 165-190-034, 165-190-043, 165-190-045, 170-270-024, 174-320-021, 174-320-022, 182-210-007, & 183-122-004 BY QUITCLAIM DEED TO THE CITY OF JURUPA VALLEY

D. CITY COUNCIL INITIATION OF A MUNICIPAL CODE AMENDMENT TO TITLE 5 AND TITLE 9 MODIFYING REGULATIONS FOR MASSAGE ESTABLISHMENTS; CEQA DETERMINATION: THE INITIATION OF A CODE AMENDMENT IS NOT SUBJECT TO CEQA – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Requested Action: That the City Council, by motion, initiate proceedings to consider a Municipal Code Amendment to Title 5 and Title 9 modifying regulations for massage establishments.

E. APPROVAL OF SALES AGREEMENT TO PURCHASE TWO MULTIFUNCTION SHARP MX 8081 HIGH SPEED COLOR DOCUMENT SYSTEMS

Requested Action: That the City Council approve the award of RFP 2022-23-08 to CBE Office Solutions for the purchase of two multifunction Sharp MX 8081 high speed color document systems not to exceed \$29,605.61.

A motion was made by Council Member Brian Berkson, seconded by Council Member Leslie Altamirano, to approve the Consent Calendar, with the exception of items 14.B and 14.D, which were removed from the Consent Calendar for further discussion.

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

15. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

14.B CONSIDERATION OF CHECK REGISTER IN THE AMOUNT OF \$3,225,021.47

Council Member Brian Berkson requested that Item 14.B be removed from the Consent Calendar for further discussion.

Connie Cardenas, Administrative Services Director provided additional information and responded to Council’s questions.

A motion was made by Council Member Brian Berkson, seconded by Mayor Chris Barajas, to ratify the check registers dated February 23 and March 9,16, and 23, 2023 as well as the payroll registers dated February 28 and March 3 and 17, 2023.

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

14.D CITY COUNCIL INITIATION OF A MUNICIPAL CODE AMENDMENT TO TITLE 5 AND TITLE 9 MODIFYING REGULATIONS FOR MASSAGE ESTABLISHMENTS; CEQA DETERMINATION: THE INITIATION OF A CODE AMENDMENT IS NOT SUBJECT TO CEQA

Council Member Leslie Altamirano requested that Item 14.D be removed from the Consent Calendar for further discussion. She asked Joe Perez, Community Development Director to outline why this item is being brought forward and the need to have stricter regulations for massage establishments.

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

Council Member Armando Carmona asked that City staff address the criminal activity with a direct but sensible approach to make sure that legitimate businesses are not be criminalized.

A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to initiate proceedings to consider a Municipal Code Amendment to Title 5 and Title 9 modifying regulations for massage establishments.

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

16. PUBLIC HEARINGS

18. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

19. CITY ATTORNEY’S REPORT

City Attorney Peter Thorson had no report.

20. COUNCIL MEMBER REPORTS AND COMMENTS

Mayor Pro Tem Guillermo Silva conveyed a Happy Easter to all.

Council Member Leslie Altamirano announced that she was appointed by Supervisor Karen Spiegel to the Community Action Partnership.

Council Member Armando Carmona asked that Code Enforcement be mindful and ensure consistent enforcement of the Jurupa Valley Municipal Code.

Council Member Brian Berkson wished his Jewish friends a Happy Passover.

21. 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 - 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 one matter of pending litigation: *In re National Opiate Litigation, MDL No. 2804, Case No. 1:17-md-2804 (Federal District Court N.D. Ohio)*.

22. RECONVENE IN OPEN SESSION

A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION

City Attorney Peter Thorson announced that the Council considered the National Opioid Litigation. The City Council, by a 5-0 vote, agreed to participate in the 2022 Settlements of the National Opioid Litigation with opioid manufacturers Allergan and Teva, and opioid pharmaceutical distributors CVS, Walgreens and Walmart. The Council also directed that the settlement payments be transferred to the County of Riverside for its opioid remediation programs. Council further directed the City Manager and Staff to take the actions necessary to approve the settlements and implement the settlement payments.

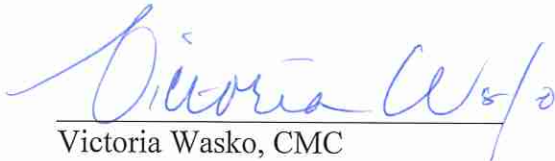
23. ADJOURNED IN MEMORY

The City Council adjourned in memory of City of Riverside Fire Captain Tim Strack.

There being no further business before the City Council, Mayor Chris Barajas adjourned the meeting at 9:32 p.m.

The next meeting of the Jurupa Valley City Council will be held April 20, 2023 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,

A handwritten signature in blue ink that reads "Victoria Wasko" with a stylized flourish at the end.

Victoria Wasko, CMC
City Clerk