

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
May 5, 2022**

1. 7:00 PM - CALL TO ORDER AND ROLL CALL FOR REGULAR MEETING

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

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

2. INVOCATION was given by Pastor Kermit Perry from 3Ps Christian Ministry.

3. PLEDGE OF ALLEGIANCE was led by Rod Butler.

4. APPROVAL OF AGENDA

A motion was made by Council Member Guillermo Silva, seconded by Mayor Pro Tem Leslie Altamirano, to approve the Agenda.

Roll Call:

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

Noes: None

Absent: None

5. PRESENTATIONS

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

The City’s Pet of the Month for May, “Duchess”, a 5-month old terrier mix, was introduced to the Council. Anyone interested in giving Duchess a home is invited to contact the City’s Animal Control Services Department at <https://www.rcdas.org>.

B. PRESENTATION FROM GRID ALTERNATIVES

Victoria Pacheco, Outreach Project Developer, GRID Alternatives, gave a presentation on their programs and services, which provides residential solar power systems and job training for underserved communities. Ms. Pacheco indicated that approximately 50 homes have been solarized in Jurupa Valley. She encouraged

homeowners to apply for their “energy for all” program, which can facilitate a solar system at little to no cost.

6. PUBLIC APPEARANCE/COMMENTS

Thomas Elder voiced concern regarding the following items: 1) lawsuits having to do with Measure L and a potential settlement; 2) illegal food vendors; 3) his plans to run for City Council; and 4) illegal pot dispensaries.

7. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

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

A. MAYOR CHRIS BARAJAS

- 1. Mayor Chris Barajas gave an update on the Western Riverside Council of Governments board meeting of May 2, 2022.**

B. COUNCIL MEMBER BRIAN BERKSON

- 1. Council Member Brian Berkson gave an update on the Riverside County Transportation Commission meeting of April 13, 2022.**
- 2. Council Member Brian Berkson gave an update on the Metrolink / Southern California Regional Rail Authority meeting of April 22, 2022.**
- 3. Council Member Brian Berkson gave an update on the Riverside County Transportation Commission – Western Riverside County Programs and Projects Committee meeting of April 25, 2022.**
- 4. Council Member Brian Berkson gave an update on the Riverside Transit Agency meeting of April 28, 2022.**

9. CITY MANAGER’S UPDATE

City Manager Rod Butler reported on all the positive comments he received regarding this morning’s Mayor’s Prayer Breakfast. He noted that both Council Member Lorena Barajas Bisbee and Mike Flad, Assistant to the City Manager are not at tonight’s meeting as they are both participating in the Southern California Association of Government’s regional conference.

10. APPROVAL OF MINUTES

A. APRIL 21, 2022 REGULAR MEETING

A motion was made by Council Member Brian Berkson, seconded by Council Member Guillermo Silva, to approve the Minutes of the April 21, 2022 regular meeting.

Roll Call:

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

Noes: None

Absent: None

11. 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 \$5,300,321.72

Requested Action: That the City Council ratify the check registers dated March 30 and April 6, 13, and 20, 2022 as well as the payroll registers dated March 31 and April 1, and 15, 2022.

C. FIRST AMENDMENT TO AGREEMENT FOR THE FOOD PANTRY LOCATED AT 5626 MISSION BOULEVARD WITH UNITED SIKH MISSION

Requested Action: That the City Council approve the First Amendment between the City of Jurupa Valley and United Sikh Mission to install, maintain and repair kitchen equipment and authorize the City Manager to execute the First Agreement in substantially the form and format attached to the staff report as approved by the City Attorney.

C. A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. PS 2022-001 (PUBLIC SAFETY, EMERALD RIDGE SOUTH) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. PS 2022-001 (PUBLIC SAFETY, EMERALD

RIDGE SOUTH); GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MISSION BOULEVARD AND AGATE STREET, TR37893.

Requested Action: That the City Council adopt Resolution No. 2022-37, 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. PS 2022-001 (PUBLIC SAFETY, EMERALD RIDGE SOUTH) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. PS 2022-001 (PUBLIC SAFETY, EMERALD RIDGE SOUTH)

A motion was made by Council Member Lorena Barajas Bisbee, seconded by Mayor Pro Tem Leslie Altamirano, to approve the Consent Calendar.

Roll Call:

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

12. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

13. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER (1) AN ORDINANCE TO AMEND CHAPTER 3.75 OF THE MUNICIPAL CODE TO CLARIFY THE METHOD USED FOR CALCULATING DEVELOPMENT IMPACT FEES FOR RETAIL/SERVICE/OFFICE, BUSINESS PARK, INDUSTRIAL, AND RESIDENTIAL USES AND COMMERCIAL LODGING AND MIXED USE DEVELOPMENTS, AND (2) A RESOLUTION TO ADOPT A DEVELOPMENT IMPACT FEE FOR ACCESSORY DWELLING UNITS, AND MAKING A FINDING OF EXEMPTION UNDER CEQA

Mayor Chris Barajas opened the public hearing and called for any public comments.

There being no further comments, the public hearing was continued to the May 19, 2022 meeting.

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

B. PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY (ZONE Y) 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; ON THE SOUTH SIDE OF MARKET STREET WEST OF HALL AVENUE AND NORTH OF 24TH STREET (WHEELER UPFITTERS)

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

Mayor Chris Barajas opened the public hearing and called for any public comments.

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

At the request of the mayor, the City Clerk reported that one owner cast one ballot. All votes cast were in favor of the special assessment.

A motion was made by Mayor Pro Tem Leslie Altamirano, seconded by Council Member Guillermo Silva, to adopt Resolution No. 2022-38, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, ORDERING THE ANNEXATION OF TERRITORY (ZONE Y); LOCATED ON THE SOUTH SIDE OF MARKET STREET, WEST OF HALL AVENUE AND NORTH OF 24TH STREET TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, CONFIRMING A DIAGRAM AND ASSESSMENT, ORDERING THE IMPROVEMENTS AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2022-23 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

Roll Call:

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

C. PUBLIC HEARING TO CONSIDER AN EXTENSION OF TIME FOR SITE DEVELOPMENT PERMIT NO. 20010 FOR A 90,262 SQUARE FOOT COMMERCIAL CENTER; AND EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 19003 FOR A PROPOSED GAS STATION, CAR WASH, AND CONVENIENCE STORE (WITH CONCURRENT SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION) LOCATED AT THE SOUTHEAST CORNER OF VAN

BUREN BOULEVARD AND RUTILE STREET / APNS: 167-330-006; 167-330-010; 167-330-015 AND 167-110-039 (APPLICANT: CONTROL MANAGEMENT, INC.)

Staff Report presented by Joe Perez, Community Development Director. Mr. Perez outlined two revised Conditions of Approval that are being recommended by City staff: Condition No. 21 (Equestrian Trail); and Condition No. 22 (Landscape Alternative to Equestrian Trail).

Further discussion followed.

Mayor Chris Barajas opened the public hearing and invited the applicant to provide public comments.

Harry Heady, Heady Design, representing the applicant, 7365 Carnelian Street, Rancho Cucamonga, spoke in support of the project. He outlined the challenges they have faced in developing the project in light of the coronavirus. He clarified how the phasing of the project under the Conditional Use Permit will be implemented.

Alex Flores (applicant) provided an overview of the project, stating that they are very excited as to what they are bringing to the City. He explained the challenges in dealing with the coronavirus which caused delays in securing tenants.

Thomas Elder spoke in favor of the project and suggested that members of the community should be able to pick and choose who the tenants should be. He suggested relocating the gas station and to ensure 30,000 gallon tanks are being added to limit the number of deliveries.

Amy Tomkins asked for clarification as to the square footage of the free standing restaurant and the proposed size of the anchor market. She asked where the truck entrance will be situated.

Harry Header addressed some of the previous speaker comments.

Further discussion followed.

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

A motion was made by Council Member Lorena Barajas Bisbee, seconded by Mayor Pro Tem Leslie Altamirano, to adopt Resolution No. 2022-39, with the revisions as amended and entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 19003 AND AN EXTENSION OF TIME FOR SITE DEVELOPMENT PERMIT NO. 20010 TO PERMIT CONSTRUCTION OF A 90,262 SQUARE-FOOT COMMERCIAL CENTER ON APPROXIMATELY 15.9 ACRES OF REAL PROPERTY LOCATED AT THE SOUTHEAST CORNER OF VAN BUREN BOULEVARD AND RUTILE STREET (APNS: 167-330-006, -010, -015; AND 167-110-039) IN THE SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE, AND DETERMINING THAT NO FURTHER CEQA REVIEW IS REQUIRED

Roll Call:

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

14. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson had no report.

15. COUNCIL MEMBER REPORTS AND COMMENTS

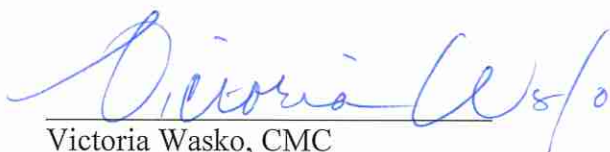
Council Member Guillermo Silva thanked the Chamber of Commerce for hosting today's Mayor's Prayer Breakfast. He stated that he has a positive outlook on the future of the City and he looks forward to the progress that is being made. He conveyed a Happy Mother's Day message.

16. ADJOURNMENT

There being no further business before the City Council, Mayor Chris Barajas adjourned the meeting at 8:43 p.m.

The next meeting of the Jurupa Valley City Council will be held May 19, 2022 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,



Victoria Wasko, CMC
City Clerk