

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
September 7, 2023**

1. 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 7:01 p.m. Council Member Leslie Altamirano was absent.

An announcement was made that Spanish translation services are available for tonight's meeting.

2. INVOCATION was given by Jeremy Williams, Grace Fellowship Church.

3. PLEDGE OF ALLEGIANCE was given by Mayor Chris Barajas.

4. APPROVAL OF AGENDA

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

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

5. PRESENTATIONS

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

The City's Pet of the Month for September, a 1-½ year old male husky named "Bear" 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 CELEBRATING CONSTITUTION WEEK

Judy Dillard, representing the Aurantia Chapter of the Daughters of the American Revolution shared the work that the Riverside Chapter of DARS does to educate local school students about the Constitution. She shared the winning student poster

that depicts the signing of the Constitution for display at City Hall. She presented Certificates of Appreciation to the City Council and Vicki Wasko for recognizing Constitution Week every year for the past 11 years.

C. PROCLAMATION FOR NATIONAL LATINO/A PHYSICIAN DAY

Mayor Chris Barajas presented a Proclamation to Dr. Veronica Contreras, acknowledging National Latino/a Physician Day on October 1, 2023. Dr. Contreras thanked the City Council for their recognition and for helping to raise awareness about this important issue.

6. PUBLIC APPEARANCE/COMMENTS

Tom Elder commented on the following issues: 1) he is not pleased with the construction timeline of the Van Buren Grade Separation project; 2) he is concerned about all the high density housing; 3) there are numerous food vendors setting up throughout the city and it seems that Code Enforcement is not addressing this issue; 4) the homelessness issue is getting out of hand. He thanked the City Council for cleaning up the graffiti around the city.

7. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

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

A. COUNCIL MEMBER BRIAN BERKSON

- 1. Council Member Brian Berkson gave an update on the Riverside Transit Agency Board of Directors meeting of August 24, 2023.**
- 2. Council Member Brian Berkson gave an update on the Riverside County Transportation Commission – Western Riverside County Programs and Projects Committee meeting of August 28, 2023.**
- 3. Council Member Brian Berkson gave an update on the Southern California Association of Governments Joint meeting of the Policy Committees (CEHD, EEC and TC) of September 7, 2023.**

9. CITY MANAGER’S UPDATE

Michael Flad, Assistant City Manager reported that Mr. Butler is recovering from a significant surgery. He is doing well but he could not be here tonight. Mr. Flad welcomed the attendees. He provided guidance to members of the audience on how they can participate in tonight’s meeting.

10. APPROVAL OF MINUTES

A. AUGUST 17, 2023 REGULAR MEETING

A motion was made by Mayor Pro Tem Guillermo Silva, seconded by Council Member Armando Carmona, to approve the Minutes of the August 17, 2023 regular meeting.

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

11. 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 \$6,466,665.93

Requested Action: That the City Council ratify the check registers dated July 27 and August 2, 10, 17 and 24, 2023 as well as the payroll registers dated July 21, 31 and August 4, and 18, 2023.

C. CONSIDERATION OF A RESOLUTION REQUESTING THE STATE OF CALIFORNIA EXTEND THE RIVERSIDE COUNTY ABANDONED VEHICLE ABATEMENT PROGRAM

Requested Action: That the City Council adopt Resolution No. 2023-76, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING THE EXTENSION OF THE SERVICE FEE COLLECTED ON BEHALF OF THE RIVERSIDE COUNTY ABANDONED VEHICLE ABATEMENT SERVICE AUTHORITY UNTIL MAY 2034

D. APPROVAL OF THE FIRST AMENDMENT TO THE SPECIAL DISTRICT LANDSCAPING SERVICES AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND MCE CORPORATION

1. Requested Action: That the City Council Approve the First Amendment to the Agreement for Special District Landscaping Services between the City of Jurupa Valley and MCE Corporation and authorize the City Manager to execute the Agreement in substantially the form and format attached to the staff report as approved by the City Attorney.
2. That the City Council authorize total additional expenditures to MCE Corporation in an amount not to exceed \$723,103.92.

E. ACCEPTANCE OF SB 821 BICYCLE AND PEDESTRIAN FACILITIES PROGRAM FUNDING FOR THE PACIFIC AVENUE PEDESTRIAN AND BICYCLE IMPROVEMENTS PROJECT (42nd STREET TO LIMONITE AVENUE)

1. Requested Action: That the City Council accept \$690,120 in Senate Bill 821, Bicycle and Pedestrian Facilities Program, funding for The Pacific Avenue Transportation Project, Capital Improvement Program (“CIP”) Project #23115; and
2. Authorize the City Manager to execute Agreement No 24-62-016-00 with the Riverside County Transportation Commission in substantially the form and format attached to the staff report as in such final form as approved by the City Attorney.

F. FIRST AMENDMENT TO THE AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES BETWEEN THE CITY OF JURUPA VALLEY AND KOA CORPORATION FOR SUNNYSLOPE AREA SR2S SIDEWALK GAP CLOSURE, CIP #19107

Requested Action: That the City Council approve the First Amendment for Construction Management Services between the City of Jurupa Valley and KOA Corporation for Sunnyslope Area SR2S Sidewalk Gap Closure, CIP #19107 and authorize the City Manager to execute the Amendment in substantially the form attached to the staff report and in such final form as approved by the City Attorney.

G. ACCEPTANCE OF OFFERS OF DEDICATION AND SIDEWALK EASEMENT SOUTHWEST OF THE LIMONITE AVENUE AND COREY STREET INTERSECTION (FIRE MOUNTAIN HOLDINGS, LLC, APNS: 163-021-033, 163-021-037, & 163-021-038)

1. Recommended Action: That the City Council accept the offer of dedication of an easement for public road and drainage purposes, adjacent to existing Limonite Avenue public right of way as described in DED22-008.

2. Authorize the Director of Public Works and City Clerk to sign the Acceptance of Dedication DED22-008.
3. Accept the offer of dedication of an easement for public road and drainage purposes, adjacent to existing Corey Street public right-of-way as described in DED22-009.
4. Authorize the Director of Public Works and City Clerk to sign the Acceptance of Dedication for DED22-009.
5. Accept the offer of dedication of an easement for sidewalk purposes, alongside Corey Street as described in sidewalk easement DED23-001;
6. Authorize the Director of Public Works and City Clerk to sign the Acceptance of Dedication for DED23-001.

A motion was made by Mayor Pro Tem Guillermo Silva, seconded by Council Member Armando Carmona, to approve the Consent Calendar.

Ayes: C. Barajas, B. Berkson, A. Carmona, G. Silva

Noes: None

Absent: L. Altamirano

12. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

13. PUBLIC HEARINGS

- A. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. MA21269 (GPA21010, SP21001, DA21001, & TTM38318); PROJECT: CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, MAKING FINDINGS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR “THE DISTRICT AT JURUPA VALLEY SPECIFIC PLAN” THAT WOULD PERMIT DEVELOPMENT OF UP TO 1,192 NEW RESIDENTIAL UNITS; APPROXIMATELY 3 MILLION SQUARE FEET OF COMMERCIAL AND INDUSTRIAL LAND USES (INCLUDING WAREHOUSE AND DISTRIBUTION USES); A HOTEL WITH UP TO 160 ROOMS; AND APPROXIMATELY 11 ACRES OF PARKS AND OPEN SPACE ON AN APPROXIMATELY 248.3-ACRE PROJECT SITE GENERALLY BOUNDED BY SR-60 TO THE NORTH, THE SANTA ANA RIVER TO THE EAST, 34TH STREET TO THE SOUTH, AND RUBIDOUX BOULEVARD TO THE WEST; (APPLICANT: EM RANCH OWNER, LLC)**

Joe Perez, Community Development Director, outlined the public hearing procedure for this item. He introduced members of the team who will be providing tonight’s presentation.

Thomas Gorham, Principal Planner, presented the staff report. He reported that the proposed project location is in the eastern part of the city, adjacent to the Santa Ana River and State Route 60. The site is currently vacant and encompasses 248.3 acres. Mr. Gorham summarized the project and the entitlements that will be required, which includes establishing the Agua Mansa Warehouse and Distribution Center Overlay, a Specific Plan, a Tentative Tract Map, and a Development Agreement that establishes a mechanism for construction of infrastructure and other public improvements and sets required community benefits that the developer will provide. Mr. Gorham reviewed the Environmental Impact Report and the significant and unavoidable impacts that the project will create.

Joe Perez, Community Development Director, provided additional information on the proposed Development Agreement, noting that the estimated total community benefit amount, based on a 20-year projection is \$18,524,672. Mr. Perez summarized the project and outlined some of the beneficial aspects of the project.

Further discussion followed.

Ernie Perea discussed the air quality standards that relate to motor vehicle emissions.

Brent McManigal, Attorney representing the applicant, gave a PowerPoint presentation highlighting the project objectives, which is to approve a multi-use transformative project that includes residential, industrial, commercial, park, open-space trails, and significant infrastructure. He highlighted the proposed traffic circulation improvements and discussed the truck route enforcement measures that will prohibit trucks from entering any residential area. He gave an overview of the EIR and health risk assessment, the new housing and public parks, the commercial and industrial aspects of the project, and the new standards that will mitigate the warehouse impacts. He concluded by providing the fiscal and community benefits of the proposed project.

Mauricio Oberfeld, developer, discussed the history of the project and his positive feelings for the community. He noted that this property has been neglected for many years and if approved, will bring new opportunities to the Rubidoux area. He outlined how the project includes unprecedented mitigation measures for the proposed warehouse.

Mayor Chris Barajas opened the public hearing. He announced that the City has received as of 5:00 p.m. today, 373 letters in support and 23 letters in opposition. A petition in support was also submitted with approximately 200 signatures.

The following speakers spoke in support of the proposed project:

Dr. Veronica Contreras
Juan Serrato

Robert Garcia
Alejandro Dondargo
Robert “Mad Dog” Lujan
Chris Espinoza
Mirna Torres
Patricia Vargas
Jesse Marquez
Anthony Dudley
David Sandoval
Robert Ramos
David Sandoval
Vividiana Barreras
Ron Gibson
Roy Bennett
LaVette Gibson
Mario Gamboa
Omar Cobian
Salvador Amezquita
Julio Flores
Stacey Aldstadt
Scott McAdam
Amy Smith
Masaki Mendoza
Gladys Salcedo
Victor Beecham
Jason Geiger
Rudy Sandoval
Eddie Sandoval
John Sisley
Louie Lopez
Carlos Jacobi
Pamela Blynn
Robin Kilcoyne
Jose Garcia
Ronnie Romo
Denise Flores
Manny Flores
Jayson Baiz
Jerry Mercado

The following speakers spoke in opposition to the proposed project:

Analie Soria
Gary Conner
Anthony Kelly, Jr.
Betty Anderson

Raymond Buford
Memo Reyes
Juanita Sandoval
Joaquin Castillejos
Nayellie Diaz
Denise Hernandez

Following public comments, Brent McManigal, Attorney representing the applicant, stated that he appreciates the overwhelming public support of this project. He clarified that the proposed truck routes have been designed to avoid residential neighborhoods and have been designed to go through existing industrial zoned properties. He stated that the developer will replace a blighted piece of property with a balanced development that will bring parks, new homes, infrastructure and jobs.

Mauricio Oberfeld, developer, provided closing comments. He thanked the Council for their consideration and spoke in support of the project.

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

Armando Carmona thanked everyone for their comments. He agrees that development is sorely needed in this particular area; however, he is tired of subjecting the most impoverished area to the biggest health implications in exchange for the idea of economic growth.

Mayor Pro Tem Guillermo Silva thanked the developer for listening to residents and meeting with members of the community.

Council Member Brian Berkson stated that the main commercial tenant that is proposed for this project is “transformational” to the entire area. He stated that should the developer not secure this tenant, that it will come at a very heavy price as the developer has agreed to pay a \$5 million community benefit. The offset to the warehouse negative is that \$1.5 million will be set aside to build a homeless shelter, there will be additional funds set aside for supportive housing and the Rubidoux community will be transformed with hotels, parks, and new commercial and retail.

Mayor Chris Barajas thanked everyone for their comments and input on this project. He asked the developer if he would commit to air filters for all residents on Hall Avenue. He thanked the leadership at CCAEJ for working with the developer to protect the renters who were going to be displaced, noting that this matter has now been resolved. He referred to a public comment regarding his previous denial of this project and noted the reasons why he voted against it. He outlined the millions of dollars in community benefits that this project will provide.

A motion was made by Mayor Pro Tem Guillermo Silva, seconded by Council Member Brian Berkson, to adopt Resolution No. 2023-77, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY CERTIFYING AN ENVIRONMENTAL IMPACT REPORT AND ADOPTING FINDINGS, A STATEMENT OF OVERRIDING CONSIDERATIONS, AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE DISTRICT AT JURUPA VALLEY PROJECT TO ALLOW FOR THE DEVELOPMENT OF UP TO 1,192 NEW RESIDENTIAL UNITS; APPROXIMATELY 3 MILLION SQUARE FEET OF COMMERCIAL AND INDUSTRIAL LAND USES (INCLUDING WAREHOUSE AND LOGISTIC USES); A HOTEL WITH CONFERENCE AND HOSPITALITY AREA; AND APPROXIMATELY 11 ACRES OF PARKS AND OPEN SPACE ON AN APPROXIMATELY 248.3-ACRE PROJECT SITE GENERALLY BOUNDED BY SR-60 TO THE NORTH, THE SANTA ANA RIVER TO THE EAST, 34TH STREET TO THE SOUTH, AND RUBIDOUX BOULEVARD TO THE WEST

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

Noes: A. Carmona

Absent: L. Altamirano

A motion was made by Mayor Pro Tem Guillermo Silva, seconded by Council Member Brian Berkson, to adopt Resolution No. 2023-78, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING GENERAL PLAN AMENDMENT NO. 21010, SPECIFIC PLAN (SP21001), AND TENTATIVE TRACT MAP NO. 38318 TO ALLOW FOR THE DEVELOPMENT OF UP TO 1,192 NEW RESIDENTIAL UNITS; APPROXIMATELY 3 MILLION SQUARE FEET OF COMMERCIAL AND INDUSTRIAL LAND USES (INCLUDING WAREHOUSE AND LOGISTIC USES); A HOTEL WITH CONFERENCE AND HOSPITALITY AREA; AND APPROXIMATELY 11 ACRES OF PARKS AND OPEN SPACE ON AN APPROXIMATELY 248.3-ACRE PROJECT SITE GENERALLY BOUNDED BY SR-60 TO THE NORTH, THE SANTA ANA RIVER TO THE EAST, 34TH STREET TO THE SOUTH, AND RUBIDOUX BOULEVARD TO THE WEST (THE DISTRICT AT JURUPA VALLEY)

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

Noes: A. Carmona

Absent: L. Altamirano

A motion was made by Mayor Pro Tem Guillermo Silva, seconded by Mayor Chris Barajas, to approve Development Agreement No. 21001, including permanent supportive housing contribution, light industrial special assessment and the special retail guarantee; initiate code amendments to

accommodate new truck routes and to allow for additional signs in the Billboard Overlay Zone; and conduct a first reading and introduce Ordinance No. 2023-14, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING DEVELOPMENT AGREEMENT NO. 21010 BETWEEN THE CITY OF JURUPA VALLEY AND EM RANCH OWNER, LLC, FOR THE DISTRICT AT JURUPA VALLEY PROJECT ON AN APPROXIMATELY 248.3-ACRE PROJECT SITE GENERALLY BOUNDED BY SR-60 TO THE NORTH, THE SANTA ANA RIVER TO THE EAST, 34TH STREET TO THE SOUTH, AND RUBIDOUX BOULEVARD TO THE WEST

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

14. COUNCIL BUSINESS

15. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

There were no requests for future Agenda items.

16. CITY ATTORNEY’S REPORT

City Attorney Peter Thorson had no report.

17. COUNCIL MEMBER REPORTS AND COMMENTS

There were no additional Council comments.

18. ADJOURNMENT

There being no further business before the City Council, Mayor Chris Barajas adjourned the meeting at 12:43 a.m.

The next meeting of the Jurupa Valley City Council will be held September 21, 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". The signature is written in a cursive style with a horizontal line underneath the name.

Victoria Wasko, CMC
City Clerk