

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
September 21, 2023**

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

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

- 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 to order at 6:00 p.m. Council Members Leslie Altamirano and Armando Carmona were absent.

Council Member Armando Carmona arrived at 6:03 p.m.

2. JOINT STUDY SESSION:

A. NORTH PYRITE MASTER PLAN

Staff Report presented by Jim Pechous, Principal Planner. Mr. Pechous provided the boundary of the proposed plan and summarized the existing uses which include a Pick Your Part; an unpermitted auto auction; Pyrite quarry; and the Stringfellow remediation site. Mr. Pechous indicated that based on a prior joint study session with the City Council and Planning Commission; there was general support for the concept of a Master Plan, but with additional study and meetings with stakeholders. He provided an update on the May 9, 2023 Stakeholder meeting, noting that on August 9, 2023, City staff reviewed the list of proposed uses with the stakeholders. Mr. Pechous outlined the previous Draft North Pyrite Master Plan and the proposed updates. He provided the costs should the Council wish to order a feasibility land use feasibility analysis.

Jeremy Krout, representing EPD Solutions, representing Ecosystem Investment Partners, thanked staff for their work on this issue. Mr. Krout stated that EIP is pleased to see the recommended uses, noting the unique conditions of the site.

Jim Kozak, representing Ecosystem Investment Partners, thanked staff for all their work on this issue. He appreciates the opportunity to provide input, stating they are encouraged to see manufacturing as an allowed use in the Image Zone.

Timothy Kneen, Pyrite Leasing and Team Truck, thanked City staff for listening to the stakeholders as the process has been helpful. His company intends to be part of the solution and the long-term plan. He questioned the recommended uses for the Industrial Zone area, suggesting that their current use is the best use and for that reason, they are seeking a variance in the short run.

Brian Forgey, representing Riverside Mining, thanked City staff for their cooperative work on this issue. He stated that they have been in discussions with City staff and they are working very hard to change the dynamics of their relationship with the City. He voiced support of a feasibility study which could help the stakeholders who are seeking short-term discussions to figure out what their options can be for this area.

Further discussion followed.

Following the presentation, the City Council and members of the Planning Commission received and filed the staff presentation and provided input and direction to City staff.

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 7:20 p.m. Council Member Leslie Altamirano was absent.

4. INVOCATION was given by Imam Shaw, Islamic Center of Jurupa Valley.

5. PLEDGE OF ALLEGIANCE was led by Joe Perez.

6. APPROVAL OF AGENDA

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

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

7. PRESENTATIONS

A. PROCLAMATION RECOGNIZING CALIFORNIA NATIVE AMERICAN DAY

Due to an unexpected emergency, the in-person presentation was canceled and the proclamation was delivered to Vanessa Brierty, District Director for Assemblymember James Ramos.

B. UPDATE ON JURUPA AREA RECREATION AND PARK DISTRICT PROJECTS AND PROGRAMS – PRESENTED BY COLBY DIUGUID, GENERAL MANAGER

Colby Diuguid, General Manager, presented the update.

C. QUARTERLY UPDATE – HEALTHY JURUPA VALLEY

Jesus Manzo, Program Manager with Reach Out, presented the update.

D. QUARTERLY UPDATE – JURUPA VALLEY CHAMBER OF COMMERCE

Wes Andree, Chamber Board Member, presented the update.

8. PUBLIC APPEARANCE/COMMENTS

Doug Herbert voiced a concern that there is too much traffic in the Pyrite area and he is concerned that a warehouse was approved for the Rubidoux area “that will destroy this area.” He added that this will push the current residents out as they will not support a hotel or fancy restaurants.

An unidentified speaker suggested that the countdown clock be used for quarterly updates as “everyone’s time is valuable.”

9. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Council Member Armando Carmona acknowledged Clasico De Las Americas, a non-profit organization based in Jurupa Valley that organizes charity charrería events to raise money in the fight against cancer. This weekend in collaboration with the Inland Empire Community Foundation, the Inland SoCal Creative Corps, and the California Arts Council they organized a parade to honor and celebrate Mexican Independence Day. He thanked all those who worked behind the scenes who helped coordinate the event, including the Jurupa Recreation and Park District, the Riverside Sheriff’s Department, Deputy Shin and Lieutenant Shulda. He stated that it was a proud moment for him to ride his horse while

carrying both the American and Mexican flags. He called out the bigotry to those who criticized the parade and the Mexican equestrian culture as it does not reflect the values of the community. He announced that the Glen Avon Library is promoting a campaign against hate which will make California a more safe and inclusive place for all. Free support is available to victims who report hate by visiting the state of California's website at: www.cavshate.org

Council Member Brian Berkson asked City staff to contact Mr. Herbert regarding his concerns about Pyrite Street.

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 Western Riverside Council of Governments - Executive Committee meeting of September 11, 2023.**
- 2. Mayor Chris Barajas gave an update on the Western Riverside Council of Governments – Administration & Finance Committee meeting of September 13, 2023.**

B. MAYOR PRO TEM GUILLERMO SILVA

- 1. Mayor Pro Tem Guillermo Silva announced that there was no meeting this month for the Northwest Mosquito and Vector Control District.**

C. COUNCIL MEMBER BRIAN BERKSON

- 1. Council Member Brian Berkson gave an update on the Metrolink / Southern California Regional Rail Authority – Audit and Finance Committee meeting of September 8, 2023.**
- 2. Council Member Brian Berkson gave an update on the Riverside County Transportation Commission meeting of September 13, 2023.**
- 3. Council Member Brian Berkson gave an update on the Northwest Transportation Now Coalition meeting of September 14, 2023.**
- 4. Council Member Brian Berkson announced that the Mobile Source Air Pollution Reduction Review Committee meeting of September 21, 2023 was canceled.**

11. CITY MANAGER’S UPDATE

City Manager Rod Butler announced that there are two State of the City events this year. The first event will be held Tuesday, September 26th at the Skyview Event Center. This event is focused on the business community and will cost \$65 per person. The City focused community event will be held Thursday, September 29th at Patriot High School from 6:00 pm to 8:00 pm. Mayor Chris Barajas will be the keynote speaker at both events. Mr. Butler announced that the City received a grant of \$2.2 million through the governor’s office to focus on programs that will prevent organized retail theft.

12. APPROVAL OF MINUTES

A. SEPTEMBER 7, 2023 REGULAR MEETING

A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Guillermo Silva, to approve the Minutes of the September 7, 2023 regular meeting.

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

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. ADOPTION OF ORDINANCE APPROVING A DEVELOPMENT AGREEMENT FOR THE DISTRICT AT JURUPA VALLEY PROJECT – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Requested Action: That the City Council conduct a second reading and adopt 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

C. REJECTION OF BIDS FOR THE VAN BUREN WIDENING PROJECT

Requested Action: That the City Council reject bids for the Van Buren Widening Project From Limonite Avenue to the Santa Ana River bridge crossing, project #17-B.1, and authorize staff to re-advertise the project.

D. FIFTH AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF JURUPA VALLEY AND KIMLEY-HORN AND ASSOCIATES, INC. FOR THE TRAFFIC SIGNAL INSTALLATION, AND STREET IMPROVEMENT ON PEDLEY AND JURUPA PROJECT, CIP PROJECT NO. 16-C.2

Requested Action: That the City Council approve the Fifth Amendment to Professional Consultant Services between the City of Jurupa Valley and Kimley-Horn and Associates, Inc. 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.

E. REJECTION OF BID FOR THE PUBLIC WORKS SERVICE TRUCK

Recommended Action: That the City Council reject the bid from Transwest Truck Center received in response to the Public Works Service Truck with tipping capabilities Request for Quotes.

F. APPROVE THE PURCHASE OF SIGNAL EQUIPMENT FOR MISSION BOULEVARD AND PYRITE STREET IMPROVEMENTS, CIP #21113

Requested Action: That the City Council approve and award the signal equipment purchase to American Right-of-Way, Inc. in the amount of \$105,534.35 as a part of the Mission Boulevard and Pyrite Street Improvement Project, CIP #21113.

G. AWARD CONSTRUCTION AGREEMENT TO ALL AMERICAN ASPHALT FOR MISSION BOULEVARD AND PYRITE STREET IMPROVEMENTS, CIP 21113

1. Requested Action: That the City Council approve and award a construction agreement to All American Asphalt in the amount of \$4,326,782 for the

Mission Boulevard and Pyrite Street Improvement Project, for the work included in its bid proposal and authorize the City Manager to execute the Agreement in the form attached to the staff report; and

2. Authorize the City Manager to execute any subsequent related minor amendments to the Agreement with All American Asphalt, up to 10% as contingency to cover the cost of any unforeseen conditions; and
3. Re-appropriate \$2,500,000 of American Rescue Plan Act (ARPA) funds from the City's 2023-2024 Pavement Rehabilitation (ARPA) Project, CIP No. 23111, to the Project Account.

H. RESIDENTIAL DEVELOPMENT COMMITTEE UPDATE

Requested Action: That the City Council receive and file the 6-month update report on the Residential Development Committee.

I. RESOLUTION OF INTENTION TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2022-001 (APPALOOSA SPRINGS) GENERALLY LOCATED WEST OF CLAY STREET, EAST OF PEDLEY ROAD, AND SOUTH OF LIMONITE AVENUE, TRACT NO. 37714

Requested Action: That the City Council adopt Resolution No. 2023-79, 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. 2022-001 (APPALOOSA SPRINGS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2022-001 (APPALOOSA SPRINGS)

J. 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 2022-002 (PUBLIC SAFETY, APPALOOSA SPRINGS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. PS 2022-002 (PUBLIC SAFETY, APPALOOSA SPRINGS); GENERALLY LOCATED WEST OF CLAY STREET, EAST OF PEDLEY ROAD, AND SOUTH OF LIMONITE AVENUE, TRACT NO. 37714

Requested Action: That the City Council adopt Resolution No. 2023-80, entitled:

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 2022-002 (PUBLIC SAFETY, APPALOOSA SPRINGS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. PS 2022-002 (PUBLIC SAFETY, APPALOOSA SPRINGS)

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

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

14. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

13.B ADOPTION OF ORDINANCE APPROVING A DEVELOPMENT AGREEMENT FOR THE DISTRICT AT JURUPA VALLEY PROJECT – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Council Member Armando Carmona requested that Item 13.B be removed from the Consent Calendar for further discussion. He asked if there was discretion in the development agreement as to whether any modifications could be made. He proposed the following modifications: 1) expand the language on the community rehabilitation program to make it less restrictive and 2) increase the funding for community rehabilitation and transitional supportive housing for the homeless.

Further discussion followed.

A motion was made by Mayor Chris Barajas, seconded by Mayor Pro Tem Guillermo Silva, to conduct a second reading and adopt 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, A. Carmona, G. Silva
Noes: None
Absent: L. Altamirano

15. PUBLIC HEARINGS

A. PUBLIC HEARING REGARDING SUBMISSION OF THE 2022-2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Robert Vasquez, CDBG Consultant, presented the staff report.

Mayor Chris Barajas opened the public hearing.

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

A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Guillermo Silva, to receive and file the 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER); and adopt Resolution No. 2023-81, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPTING AND APPROVING THE CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) AND AUTHORIZING SUBMISSION OF THE REPORT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

16. COUNCIL BUSINESS

A. INCLUSIONARY HOUSING ADMINISTRATIVE GUIDELINES

Angie Hanifan, Housing Administrator Consultant, presented the staff report.

A motion was made by Mayor Pro Tem Guillermo Silva, seconded by Council Member Armando Carmona, to adopt Resolution No. 2023-82, entitled:

A RESOLUTION OF THE CITY OF JURUPA VALLEY, ADOPTING INCLUSIONARY HOUSING ADMINISTRATIVE GUIDELINES AND MAKING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

B. PROGRESS REPORT ON PERMIT READY ACCESSORY DWELLING UNIT PLANS

Jim Pechous, Principal Planner, presented the staff report.

Randy Russom, AIA, Director Architecture, RRM Design Group, provided schematic design prototypes and design floor plans.

By consensus, the City Council received and filed the progress report on the development of permit-ready accessory dwelling unit plans

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

C. DISCUSSION OF PERMIT-READY PLANS FOR BARNS, STORAGE SHEDS, ANIMAL STALLS AND DETACHED PATIO COVERS

Jim Pechous, Principal Planner, presented the staff report.

Further discussion followed regarding a legacy ordinance that would explore how to address City unpermitted structures in a more holistic approach.

Following discussion, Council Member Armando Carmona suggested that City staff do additional research or a survey of residents across the city and within the equestrian overlay zone of how many residents are specifically looking for these types of plans.

Mayor Chris Barajas stated that he was in favor a policy to manage the code compliance process; however, he was not in favor of doing a study for other people's property using general fund monies.

By consensus, the City Council provided direction regarding the preparation of permit-ready plans for accessory buildings.

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

17. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Armando Carmona requested that a study of development standards within the equestrian overlay zone be brought back for further study, such as lot sizes, animal keeping, and placement of ADU's including examples from other cities who have equestrian overlay zones.

18. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson announced that the closed session items have been rescheduled to the October 5, 2023 Council meeting.

19. COUNCIL MEMBER REPORTS AND COMMENTS

Council Member Guillermo Silva thanked his daughter Natalie for being at tonight's Council meeting.

20. ADJOURNMENT

There being no further business before the City Council, Mayor Chris Barajas adjourned the meeting at 9:49 p.m.

The next meeting of the Jurupa Valley City Council will be held October 5, 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