

**MINUTES  
OF THE REGULAR MEETING  
OF THE JURUPA VALLEY CITY COUNCIL  
January 18, 2024**

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

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

Mayor Guillermo Silva called the regular meeting to order at 7:10 p.m.

**2. INVOCATION** was given by Pastor Kyle Fagan, Beacon Hill Church.

**3. PLEDGE OF ALLEGIANCE** was led by Council Member Leslie Altamirano.

**4. APPROVAL OF AGENDA**

**A motion was made by Council Member Leslie Altamirano, seconded by Council Member Brian Berkson, to approve the Agenda.**

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

**5. PRESENTATIONS**

**A. RECOGNITION TO OUTGOING MAYOR CHRIS BARAJAS**

**6. PUBLIC APPEARANCE/COMMENTS**

Cheryl Moi discussed her experience fighting City Hall when she lived in Anaheim. As a new resident of Jurupa Valley, she expressed hope that the Council will continue to work together for the betterment of the community. She voiced a concern that she is having an issue with the Post Office and her new Jurupa Valley address.

Mirna Torres stated that the cornerstone to our democracy is trust. If the people do not trust what their elected officials are saying or they engage in illegal activities, it can lead to mistrust. She stated that a City Commissioner was removed in an effort to restore the public's trust. She encouraged the City Council to take a stand against illegal cock fighting, with a clear understanding that culture does not supersede the law.

**7. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS**

Mayor Guillermo Silva encouraged residents to get in touch with him via his email at [Gsilva@jurupavalley.org](mailto:Gsilva@jurupavalley.org), as he is experiencing some technical difficulties with his Facebook Account. He responded to some concerns expressed through social media regarding last week's Public Works Advisory Committee meeting.

City Manager Rod Butler announced that City staff will be putting together an informational meeting for residents regarding truck routes and to address misinformation that is circulating in the community.

Council Member Armando Carmona conveyed a Happy New Year to all. He stated that he is committed to address local resident concerns. He thanked all those who helped with the community cleanup event on January 6. Another community cleanup event is scheduled for Saturday, February 3. Anyone interested in volunteering may contact him at City Hall. He announced that he is working with community partners to host a community cleanup event on the first Saturday of every month to bring awareness to illegal dumping and to help keep Jurupa Valley clean. He stated that he will continue to inform the community on key issues and to keep residents informed about public meetings as it is important to have public input.

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

**A. MAYOR GUILLERMO SILVA**

- 1. Mayor Guillermo Silva gave an update on the Northwest Mosquito and Vector Control District meeting of January 18, 2024.**

**B. MAYOR PRO TEM BRIAN BERKSON**

- 1. Mayor Pro Tem Brian Berkson gave an update on the Northwest Transportation Now Coalition meeting of January 11, 2024.**
- 2. Mayor Pro Tem Brian Berkson gave an update on the Metrolink / Southern California Regional Rail Authority – Audit and Finance committee meeting of January 12, 2024.**
- 3. Mayor Pro Tem Brian Berkson gave an update on the Mobile Source Air Pollution Reduction Review Committee meeting of January 18, 2024.**

**C. COUNCIL MEMBER CHRIS BARAJAS**

- 1. Council Member Chris Barajas gave an update on the Western Riverside Council of Governments - Special Executive Committee Strategic Planning session of January 12, 2024.**
- 2. Council Member Chris Barajas gave an update on the Inland Regional Energy Network (I-REN) Executive Committee meeting of January 16, 2024.**

**9. CITY MANAGER'S UPDATE**

**A. AB1234 REPORT – CALIFORNIA CONTRACT CITIES ASSOCIATION ANNUAL SACRAMENTO LEGISLATIVE ORIENTATION TOUR**

Michael Flad, Assistant City Manager, gave an update on the Council's attendance at the California Contract Cities Association Annual Legislative Tour in Sacramento. He reported that all five Council Members attended the event from January 8 - 9, 2024. Expenses included travel accommodations and up to two meals. Over 120 Council members attended the event, with topics that included homelessness, infrastructure funding, local control, mental health services, housing, global warming, public safety, and the state budget deficit.

Further discussion followed.

**B. UPDATE ON ORGANIZED RETAIL THEFT PREVENTION PROGRAM GRANT AND MANUFACTURED HOUSING AND OPPORTUNITY AND REVITALIZATION PROGRAM GRANT AWARDS**

City Manager Rod Butler provided an update on the Organized Retail Theft Prevention Program and Manufactured Housing and Opportunity and Revitalization Program Grant Awards. He introduced Cynthia Alcaez and Michael Perez, who will provide management support in the administration of the grant awards. He introduced Monique Claude, the City's new Communications and Marketing Manager.

City Manager Rod Butler announced that the Trails Master Plan Public Input meeting is scheduled for Tuesday, January 30 at 6:00 pm in the City Council Chamber.

Further discussion followed.

Amy Sells, Principal Management Analyst, provided additional information regarding the Manufactured Housing and Opportunity and Revitalization Program Grant Awards and responded to Council's questions.

**10. APPROVAL OF MINUTES**

**A. DECEMBER 21, 2023 REGULAR MEETING**

**A motion was made by Council Member Leslie Altamirano, seconded by Council Member Chris Barajas, to approve the Minutes of the December 21, 2023 regular meeting.**

**Ayes: L. Altamirano, C. Barajas, B. Berkson, A. Carmona, 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 \$5,052,938.96**

**Requested Action: That the City Council ratify the check registers dated November 29, and December 7, 13, 21, and 28, 2023 as well as the payroll registers dated November 24, 30 and December 8 and 22, 2023.**

**C. ORDINANCE NO. 2024-01**

**Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2024-01, entitled:**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 21003 (CZ 21003) TO CHANGE THE ZONE FROM MEDIUM-MANUFACTURING TO MANUFACTURING-SERVICE COMMERCIAL TO PERMIT THE CONSTRUCTION OF AN APPROXIMATE 1.18 MILLION SQUARE FOOT INDUSTRIAL PARK WITH FIVE BUILDINGS LOCATED WESTERLY OF WEST RIVERSIDE CANAL, SOUTHERLY OF 25TH STREET, NORTHERLY OF 28TH STREET, AND TWO PARCELS LOCATED SOUTHEAST OF THE WEST RIVERSIDE CANAL AND NORTHWEST OF AVALON STREET, AND EAST OF 28TH STREET (RUBIDOUX COMMERCE PARK)**

**D. ORDINANCE NO. 2024-02**

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2024-02, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 19001 (DA 19001) BETWEEN THE CITY AND PROFICIENCY CAPITAL, LLC TO PERMIT THE CONSTRUCTION OF AN APPROXIMATE 1.18 MILLION SQUARE FOOT INDUSTRIAL PARK WITH FIVE BUILDINGS LOCATED WESTERLY OF WEST RIVERSIDE CANAL, SOUTHERLY OF 25TH STREET, NORTHERLY OF 28TH STREET, AND TWO PARCELS LOCATED SOUTHEAST OF THE WEST RIVERSIDE CANAL AND NORTHWEST OF AVALON STREET, AND EAST OF 28TH STREET (RUBIDOUX COMMERCE PARK)**

**E. ORDINANCE NO. 2024-03**

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2024-03, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP FOR CHANGE OF ZONE NO. 21011 CONSISTING OF APPROXIMATELY 3.84 ACRES LOCATED NORTH OF 45TH STREET, BETWEEN OPAL STREET AND PACIFIC AVENUE (APN: 182-190-015, 182-190-016, AND 182-190-017) CHANGING THE ZONING MAP FROM ONE FAMILY DWELLINGS (R-1) TO PLANNED UNIT DEVELOPMENT (PUD) (LAS PALMAS PROJECT)**

**F. ORDINANCE NO. 2024-04**

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2024-04, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 22002 TO CHANGE THE ZONE FROM ONE-(1) FAMILY DWELLINGS MEDIUM MANUFACTURING (R-1) AND INDUSTRIAL PARK (I-P) TO SPECIFIC PLAN (SP) ZONE TO PERMIT THE VERNOLA RANCH SPECIFIC PLAN WHICH PROVIDES FOR THE DEVELOPMENT OF APPROXIMATELY 1,576 RESIDENTIAL DWELLING UNITS, RECREATION AREAS, TRAIL AND PARK NETWORKS, OPEN SPACE, LANDSCAPING AND STREET IMPROVEMENTS INCLUDING AN OVERLAY FOR A POTENTIAL SCHOOL SITE, ON AN APPROXIMATELY 153-ACRE SITE**

**GENERALLY BOUNDED BY I-15 FREEWAY TO THE WEST, PATS RANCH ROAD TO THE EAST, AND BELLEGAVE TO THE NORTH (VERNOLA RANCH SPECIFIC PLAN PROJECT)**

**G. ORDINANCE NO. 2024-05**

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2024-05, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 22001 (DA 22001) BETWEEN THE CITY AND MCCUNE & ASSOCIATES TO IMPLEMENT THE VERNOLA RANCH SPECIFIC PLAN WHICH PROVIDES FOR THE DEVELOPMENT OF APPROXIMATELY 1,576 RESIDENTIAL DWELLING UNITS, RECREATION AREAS, TRAIL AND PARK NETWORKS, OPEN SPACE, LANDSCAPING AND STREET IMPROVEMENTS INCLUDING AN OVERLAY FOR A POTENTIAL SCHOOL SITE, ON AN APPROXIMATELY 153-ACRE SITE GENERALLY BOUNDED BY I-15 FREEWAY TO THE WEST, PATS RANCH ROAD TO THE EAST, AND BELLEGRAVE TO THE NORTH (VERNOLA RANCH SPECIFIC PLAN PROJECT)**

**H. AUTHORIZING THE DESTRUCTION OF CERTAIN OBSOLETE CITY RECORDS – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION**

Requested Action: That the City Council adopt Resolution No. 2024-01, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING THE DESTRUCTION OF CERTAIN OBSOLETE CITY RECORDS**

**I. COMPLIANCE REPORT FOR AB1600 DEVELOPMENT IMPACT FEES**

Requested Action: That the City Council receive and file the report.

**J. CONSIDERATION OF A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND RUBIDOUX COMMUNITY SERVICES DISTRICT FOR THE GOLDENWEST BOOSTER PUMP SITE**

Requested Action: That the City Council approve the Purchase and Sale Agreement between the City of Jurupa Valley and the Rubidoux Community Services District for the Goldenwest Booster Pump Site, a portion of City-owned parcel measuring 0.28 acres, 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.

**K. INITIATION OF THE FOLLOWING ACTIONS: 1) REPEAL THE EMERALD MEADOWS RANCH SPECIFIC PLAN (SP 337); AND 2) AMENDMENTS TO THE CITY OF JURUPA VALLEY GENERAL PLAN LAND USE AND ZONING MAPS FOR CERTAIN PROPERTIES LOCATED WITHIN THE EMERALD MEADOWS RANCH SPECIFIC PLAN (SP 337) BOUNDARY ALONG THE NORTH SIDE OF 34<sup>TH</sup> STREET AND ON THE WEST SIDE OF WALLACE STREET - REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION**

Requested Action: That the City Council initiate the following:

1. Repeal the Emerald Meadows Ranch Specific Plan (SP 337); and
2. Amendments to the City of Jurupa Valley General Plan Land Use and Zoning Maps for certain properties located within the Emerald Meadows Ranch Specific Plan (SP 337) boundary along the north side of 34<sup>th</sup> Street and on the west side of Wallace Street.

**L. INITIATION OF A ZONING CODE AMENDMENT TO UPDATE DEVELOPMENT STANDARDS, PROCESSING REQUIREMENTS, AND USE REQUIREMENTS IN CERTAIN ZONES THAT APPLY TO AUTOMOBILE FUELING STATIONS AND TRUCK FUELING STATIONS - REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION**

Requested Action: That the City Council initiate a Zoning Code Amendment to update development standards, processing requirements, and use requirements in certain zones that apply to automobile fueling stations and truck fueling stations.

**M. INITIATION OF AN AMENDMENT TO CHAPTER 9.245 OF THE MUNICIPAL CODE CONCERNING OUTDOOR ADVERTISING DISPLAYS AND THE SPECIAL OUTDOOR ADVERTISING DISPLAY OVERLAY ZONE MAP - REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION**

Requested Action: That the City Council initiate an amendment to Chapter 9.245 of the Municipal Code concerning outdoor advertising displays and the Special Outdoor Advertising Display Overlay Zone Map.

**N. OPEN PURCHASE ORDER FOR PUBLIC WORKS STREET SUPPLIES - REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION**

Requested Action: That the City Council approve the open purchase order with Fastenal Company for the purchase of Public Works street supplies for an amount not to exceed \$50,000 for fiscal year 2023-24.

**O. CONSIDERATION AND APPROVAL OF AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT WITH RSG, INC. FOR THE RIO VISTA SPECIFIC PLAN – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION**

Requested Action: That the City Council authorize the City Manager to execute the Second Amendment for professional services for the Rio Vista Specific Plan.

**P. MID-YEAR BUDGET AMENDMENTS FISCAL YEAR 2023-2024**

Requested Action: That the City Council approve the Fiscal Year 2023-2024 Mid-Year Budget Amendments to the City’s Budget as presented in the exhibit attached to the staff report.

**A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Brian Berkson, to approve the Consent Calendar, with the exception of Items 11.H, 11.K, 11.L, 11.M, 11.N, and 11.O, which were removed for further discussion.**

*For the record, Mayor Pro Tem Brian Berkson voted “No” on Items 11.C and 11.D. Council Member Armando Carmona voted “No” on Items 11.C, 11.D, 11.E, 11.F, and 11.G.*

*City Attorney Peter Thorson announced that Council Member Leslie Altamirano will abstain from voting on Items 11.K, and 11.M as she owns property within 1,000 feet of the District at the Jurupa Valley Specific Plan boundary, which creates a conflict for her in all matters related to the District and implementation of that project.*

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

**12. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR**

**11.H AUTHORIZING THE DESTRUCTION OF CERTAIN OBSOLETE CITY RECORDS**

Council Member Armando Carmona requested that Item 11.H be removed from the Consent Calendar for further discussion.



Anthony Kelly, Jr. questioned whether certain records would be maintained in the City's legislative history, once the paper files are destroyed.

City Clerk Victoria Wasko provided additional information and responded to Council's questions.

**A motion was made by Council Member Chris Barajas, seconded by Council Member Leslie Altamirano, to adopt Resolution No. 2024-01, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING THE DESTRUCTION OF CERTAIN OBSOLETE CITY RECORDS**

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

**11.K INITIATION OF THE FOLLOWING ACTIONS: 1) REPEAL THE EMERALD MEADOWS RANCH SPECIFIC PLAN (SP 337); AND 2) AMENDMENTS TO THE CITY OF JURUPA VALLEY GENERAL PLAN LAND USE AND ZONING MAPS FOR CERTAIN PROPERTIES LOCATED WITHIN THE EMERALD MEADOWS RANCH SPECIFIC PLAN (SP 337) BOUNDARY ALONG THE NORTH SIDE OF 34<sup>TH</sup> STREET AND ON THE WEST SIDE OF WALLACE STREET**

*Due to a conflict of interest, Council Member Leslie Altamirano stepped down from the dais and left the Council Chamber.*

Council Member Armando Carmona requested that Item 11.K be removed from the Consent Calendar for further discussion.

Anthony Kelly, Jr. voiced a concern that within the original Emerald Meadows Ranch Specific Plan boundary, there are five homeowners that never sold to the developers.

Council Member Brian Berkson questioned whether affected homeowners were noticed about a potential zone change and whether the proposed zone change would provide a benefit to the residents.

Further discussion followed.

Council Member Armando Carmona noted that several residents decided not to sell to the developer for a reason. He requested a more thorough analysis to ensure that any zone changes will be beneficial to the residents.

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

Further discussion followed.

**A motion was made by Council Member Chris Barajas, seconded by Mayor Guillermo Silva, to initiate the following:**

- 1. Repeal the Emerald Meadows Ranch Specific Plan (SP 337); and**
- 2. Amendments to the City of Jurupa Valley General Plan Land Use and Zoning Maps for certain properties located within the Emerald Meadows Ranch Specific Plan (SP 337) boundary along the north side of 34<sup>th</sup> Street and on the west side of Wallace Street.**

**Ayes: C. Barajas, G. Silva**  
**Noes: B. Berkson, A. Carmona**  
**Absent: None**  
**Abstained: L. Altamirano**  
**TIE VOTE – NO ACTION TAKEN**

**By consensus, the City Council requested a preliminary study of the potential zoning and how it will impact the current owners, which includes an evaluation of whether the owners support the new zoning.**

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

**11.L INITIATION OF A ZONING CODE AMENDMENT TO UPDATE DEVELOPMENT STANDARDS, PROCESSING REQUIREMENTS, AND USE REQUIREMENTS IN CERTAIN ZONES THAT APPLY TO AUTOMOBILE FUELING STATIONS AND TRUCK FUELING STATIONS**

*Council Member Leslie Altamirano returned to the dais.*

Mayor Pro Tem Brian Berkson requested that Item 11.L be removed from the Consent Calendar for further discussion.

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

**A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Brian Berkson, to initiate a Zoning Code Amendment to update development standards, processing requirements, and use requirements in certain zones that apply to automobile fueling stations and truck fueling stations.**

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

**11.M INITIATION OF AN AMENDMENT TO CHAPTER 9.245 OF THE MUNICIPAL CODE CONCERNING OUTDOOR ADVERTISING DISPLAYS AND THE SPECIAL OUTDOOR ADVERTISING DISPLAY OVERLAY ZONE MAP**

*Due to a conflict of interest, Council Member Leslie Altamirano stepped down from the dais and left the Council Chamber.*

Mayor Pro Tem Brian Berkson requested that Item 11.M be removed from the Consent Calendar for further discussion.

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

**A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Brian Berkson, to initiate an amendment to Chapter 9.245 of the Municipal Code concerning outdoor advertising displays and the Special Outdoor Advertising Display Overlay Zone Map.**

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

*Council Member Leslie Altamirano returned to the dais.*

**11.N OPEN PURCHASE ORDER FOR PUBLIC WORKS STREET SUPPLIES**

Mayor Pro Tem Brian Berkson requested that Item 11.N be removed from the Consent Calendar for further discussion.

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

**A motion was made by Council Member Chris Barajas, seconded by Council Member Leslie Altamirano, to approve the open purchase order with Fastenal Company for the purchase of Public Works street supplies for an amount not to exceed \$50,000 for fiscal year 2023-24.**

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

**11.O CONSIDERATION AND APPROVAL OF AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT WITH RSG, INC. FOR THE RIO VISTA SPECIFIC PLAN**

Council Member Armando Carmona requested that Item 11.O be removed from the Consent Calendar for further discussion.

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

**A motion was made by Council Member Chris Barajas, seconded by Council Member Leslie Altamirano, to authorize the City Manager to execute the Second Amendment for professional services for the Rio Vista Specific Plan.**

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

**13. PUBLIC HEARING**

- A. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 23235: 3<sup>RD</sup> REQUEST FOR A ONE (1) YEAR EXTENSION OF TIME FOR TENTATIVE PARCEL MAP (TPM) NO. 37483 & 1<sup>ST</sup> REQUEST FOR A ONE (1) YEAR EXTENSION OF TIME FOR CONDITIONAL USE PERMIT (CUP) NO. 21007; LOCATION: NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS: 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-008; 169-031-009; 169-032-002 & 169-032-004); (APPLICANT: SUMMER EAGLE LLC & RE-UP LLC)**

Staff Report presented by Miguel Del Rio, Senior Planner. Mr. Del Rio reported that the project encompasses 5.36 acres, which will be divided into six commercial parcels. He reported that this will be the third request for a one-year extension of time for the Tentative Parcel Map. The applicant is also requesting a one-year extension of time for CUP 21007. Mr. Del Rio indicated that Title 7 of the Jurupa Valley Municipal Code allows map extensions not to exceed six years from the date of the original expiration and the EOT is consistent with Title 7, the Subdivision Map Act, General Plan, and Zoning Ordinance.

Sherrie Munroe, 4M Engineering and Development, representing the applicant, spoke in support of the project and offered to answer any questions.

Mayor Guillermo Silva opened the public hearing.

Anthony Kelly, Jr., voiced support of the project as it will bring much needed commercial investment to the community.

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

Further discussion followed.

**A motion was made by Mayor Pro Tem Brian Berkson, seconded by Council Member Armando Carmona, to adopt Resolution No. 2024-02, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DETERMINING NO FURTHER CEQA REVIEW REQUIRED, APPROVING A THIRD ONE-YEAR EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 37483 FOR A SCHEDULE “E” SUBDIVISION OF APPROXIMATELY 5.36 ACRES OF REAL PROPERTY LOCATED SOUTH OF STATE ROUTE 60, NORTH OF LINCOLN AVENUE AND BEN NEVIS BOULEVARD, EAST OF DALLEY WAY, AND WEST OF PEDLEY ROAD (APNS: 169-031-003, -004, -005, -006, -008, -009; 169-032-002, -004), AND APPROVING A ONE YEAR EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 21007 TO PERMIT CONSTRUCTION OF A GAS STATION, A CONVENIENCE STORE, INCLUDING THE SALE OF MOTOR VEHICLE FUEL, AND A DRIVE-THRU RESTAURANT PAD ON APPROXIMATELY 1.84 ACRES OF REAL PROPERTY LOCATED ON THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS: 169-031-003, -004, -005, -006, -008, -009) IN THE SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE**

**Ayes: B. Berkson, A. Carmona, G. Silva**

**Noes: L. Altamirano, C. Barajas**

**Absent: None**

#### **14. COUNCIL BUSINESS**

##### **A. CONSIDERATION OF A FUNDING REQUEST FROM REACH OUT FOR THE 2022 CALIFORNIA VIOLENCE INTERVENTION AND PREVENTION GRANT**

Staff Report presented by Michael Flad, Assistant City Manager. Mr. Flad reported that in 2022, Reach Out applied for and was successful in receiving a grant in the amount of \$5,871,226. The grant requires a 1:1 match. In November of last year, the City Council received information on the program as part of a study session that Reach Out provided to the Council. Some of the matching funds for the grant can be in-kind and other funds have to be cash or general fund type matches. At the direction of the City Manager, the City of Jurupa Valley has committed \$2.1 million dollars of in-kind value to the grant as part of an existing annual contract with the Riverside Sheriff’s Department. Reach Out is requesting a general fund contribution of \$600,000. Should the Council wish to fund this request, Staff would recommend that \$200,000 be included in the current FY Budget with another \$400,000 recommendation as part of next year’s budget.

Diana Fox, Executive Director, Reach Out provided an overview of the multi-strategy initiative that will touch on youth, families, and the elderly across the spectrum of the City. She reported that all of the expenditures that would be made with the matching funds will go towards projects that the City is already planning to do such as a corridors plan, blight reduction, and other policies that will improve the quality of life in Jurupa Valley. She provided three options for the matching funds, which include both in-kind and cash match contributions.

Anthony Kelly, Jr. stated that Reach Out is “more than a blessing” to the City of Jurupa Valley as every project and initiative that they have created has provided a strong social infrastructure. He voiced support of the \$600,000 allocation in matching funds.

Further discussion followed.

Council Member Armando Carmona voiced support of the \$600,000 cash match as this is a partnership with key agencies in the county that will provide a specific benefit towards violence prevention and other public safety issues that provides an opportunity to gain access to close to \$11 million in community benefits.

Mayor Pro Tem Brian Berkson stated that due to the state’s current budget deficit, he is not comfortable budgeting \$600,000 over the next two years. He suggested that the Council allocate a \$200,000 cash match as it has already been appropriated in the City’s budget.

Further discussion followed.

**A motion was made by Council Member Leslie Altamirano, seconded by Council Member Chris Barajas, to approve the Modified Option #2, which would provide an in-kind (non-cash) match in the amount of \$1.35 million for FY 2023-24 and FY 2024-25 towards the 2022 California Violence Intervention and Prevention (CalVIP) Grant.**

**Ayes: L. Altamirano, C. Barajas, G. Silva**

**Noes: B. Berskon, A. Carmona**

**Absent: None**

**B. APPOINTMENT OF CITY DELEGATE AND ALTERNATE FOR THE 2024 SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) ANNUAL REGIONAL CONFERENCE AND GENERAL ASSEMBLY**

Staff Report presented by Victoria Wasko, City Clerk.

**A motion was made by Council Member Chris Barajas, seconded by Council Member Armando Carmona, to select Mayor Pro Tem Brian Berkson as the Delegate and Mayor Guillermo Silva as the Alternate for the SCAG General Assembly meeting on Thursday, May 2 - Friday, May 3, 2024 at the JW Marriott Desert Springs Resort in Palm Desert, California.**

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

**15. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS**

Council Member Leslie Altamirano asked for an update on the study of a hybrid public safety model for law enforcement services.

Council Member Armando Carmona asked for an update on the Home Rehabilitation Program.

**16. CITY ATTORNEY'S REPORT**

City Attorney Peter Thorson had no report.

**17. COUNCIL MEMBER REPORTS AND COMMENTS**

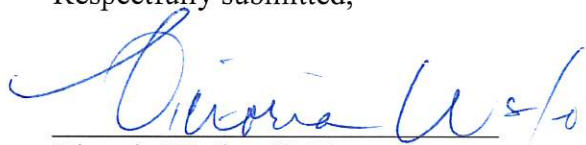
Council Member Armando Carmona announced that on Tuesday, January 30, there will be a Trails Master Plan Community meeting at 6:00 p.m. in the City Council Chamber. He stated that the City Council did not reconfirm the appointment of the only Latina Planning Commissioner, which forced a vacancy. As a result, the City is accepting applications to fill the vacancy. He is looking forward to appointing someone who asks tough questions and who is not afraid to speak up for residents and will work for the betterment of the community. Letters of interest for the Planning Commission vacancy may be submitted to the City Clerk at [vwasko@jurupavalley.org](mailto:vwasko@jurupavalley.org). Additional information is available on the City's website at [www.jurupavalley.org](http://www.jurupavalley.org) and social media sites.

**18. ADJOURNMENT**

There being no further business before the City Council, Mayor Guillermo Silva adjourned the meeting at 10:34 p.m.

The next meeting of the Jurupa Valley City Council will be held February 1, 2024 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, appearing to read "Victoria Wasko". The signature is written in a cursive style with a horizontal line underneath the name.

Victoria Wasko, CMC  
City Clerk