

**MINUTES  
OF THE REGULAR MEETING  
OF THE JURUPA VALLEY CITY COUNCIL  
March 16, 2023**

**1. 5:30 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 meeting to order at 5:32 p.m. Council Member Armando Carmona arrived at 5:35 p.m.

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

**2. CITY COUNCIL STUDY SESSION**

**A. STUDY SESSION TO REVIEW OPTIONS FOR THE ADOPTION AND FORMATION OF A NEW PUBLIC SAFETY/FACILITIES/MAINTENANCE COMMUNITY FACILITIES DISTRICT (CFD)**

City Manager Rod Butler introduced the City's consulting team. Mr. Mark Pressman from Wulf Hanson and Heidi Schoeppe, from Webb Municipal Finance.

Mr. Mark Pressman gave a presentation regarding the adoption and formation of a new Public Safety/Facilities/Maintenance Community Facilities District (CFD) that would apply to all new development in Jurupa Valley. Ms. Schoepe provided an overview of how Community Facility Districts are designed to place the cost burden for new infrastructure development and services solely on new development and its owners which provides a mechanism for new homeowners to pay for the new infrastructure development.

Brent Howard, representing Webb Municipal Finance, highlighted how the special taxes are levied in accordance with the Rate and Method of Apportionment and are paid for by the property owners in the CFD. He outlined the items that can be funded through a CFD, such as libraries, local parks, school sites and structures, flood and storm protection facilities, public safety facilities, and other local government facilities.

Following discussion, the City Council provided direction to staff following the presentation by the City's consulting team and directed them to return with specific recommendations regarding the adoption and formation of a new Public

Safety/Facilities/Maintenance Community Facilities District (CFD) that would apply to all new development in Jurupa Valley.

**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 7:02 p.m.

**4. INVOCATION** was given by Pastor Kermit R. Perry from 3Ps Christian Ministries.

**5. PLEDGE OF ALLEGIANCE** was led by Brendan Kearns.

**6. APPROVAL OF AGENDA**

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

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

**Noes: None**

**Absent: None**

**7. PRESENTATIONS**

**A. RECOGNITION TO LIEUTENANT JASON SEXTON**

Mayor Chris Barajas and members of the City Council recognized Lieutenant Jason Sexton for doing an exceptional job while serving as Jurupa Valley's Chief of Police. Mayor Barajas presented Lieutenant Sexton with a Recognition Plaque and wished him well on his new assignment. Lieutenant Sexton introduced his successor, Lieutenant Sean Vickers.

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

Colby Diuguid, General Manager, presented an update on the Jurupa Area Recreation and Park District. He highlighted some of their special events and services. Some of the upcoming events include the Spring Fling on Saturday, April 1; Meet the Machines Event on Saturday, April 15; Jump Fest, Saturday, May 5; Concerts in the Park; and the July 3 Independence Day Celebration.

**C. PRESENTATION FROM RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT – PRESENTED BY JASON UHLEY, GENERAL MANAGER**

Jason Uhley, General Manager, gave a presentation on the Riverside County Flood Control and Water Conservation District. He gave an update on the various projects that have been approved for funding including the Santa Ana Levee Restoration and the Dodd Street Storm Drain project.

**D. UPDATE OF JURUPA VALLEY VETERANS HOUSING PROJECT AND OVER THE EDGE FUNDRAISER – PRESENTED BY LAURA ROUGHTON, HABITAT FOR HUMANITY RIVERSIDE BOARD PRESIDENT**

Board President Laura Roughton introduced David Hahn, Executive Director at Habitat for Humanity Riverside, who gave an update on some of their programs and services. He provided an update on the Veterans Housing Project in Jurupa Valley and the “Over the Edge” fundraiser on May 20, 2023. He announced that anyone interested in applying for one of the Veteran’s homes is encouraged to apply by visiting their website at: [www.habitatriverside.org](http://www.habitatriverside.org)

**E. PRESENTATION ON THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) – PRESENTED BY ERNIE PEREA, CEQA ADMINISTRATOR**

Ernie Perea, CEQA Administrator, gave a presentation on the California Environmental Quality Act.

**8. PUBLIC APPEARANCE/COMMENTS**

Patrick Spangler voiced concern that he has been dealing with flooding in his neighborhood since 2017. Due to the sloping terrain of his property, it is susceptible to flooding. He asked that something be done to find a permanent solution.

An unidentified speaker voiced concern that he lives two houses away from the previous speaker. He noted that he has photos showing the mudslide surrounding his home. He asked for the City’s help to resolve this issue.

Colin Markovich, Field Representative for Assembly Member Sabrina Cervantes, announced that her office in collaboration with Senator Richard Roth, Community Action Partnership of Riverside County, Golden State Opportunity, and Reach Out, will be hosting a “Tacos and Taxes” event. For households earning \$75,000 or less, individuals may receive assistance filing their taxes at no cost. The event will be held Saturday, March 25 from 9 am to 2 pm at the Reach Out Offices, 8300 Limonite Avenue. Appointments are preferred at (951) 951) 371-6860.

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

Council Member Armando Carmona commented on the workshop that was held at Troth Street Elementary School, where the flooding issues in Mira Loma and the proposed San Sevine - Dodd Street Storm Drain project were discussed. He thanked all those who attended and provided input. He thanked Riverside County Parks for inviting him to be part of the clean-up of the Mary Tyo Equestrian Staging Area. Additional clean up events will be scheduled soon. He shared his recent visit to the Riverside County Animal Shelter where he and his wife attended their free adoption event. He encouraged those looking for a new pet to visit the shelter as there are many beautiful animals in need of homes. He acknowledged his wife for her volunteer efforts with some of the animal rescue groups, adding that they recently brought home a new family member named "Clyde."

**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 March 6, 2023.**
- 2. Mayor Chris Barajas gave an update on the Western Riverside Council of Governments - Administration & Finance Committee meeting of March 8, 2023.**

**B. MAYOR PRO TEM GUILLERMO SILVA**

- 1. Mayor Pro Tem Guillermo Silva announced that he was unable to attend the Northwest Mosquito and Vector Control District meeting of March 16, 2023, due to a scheduling conflict.**

**C. COUNCIL MEMBER LESLIE ALTAMIRANO**

- 1. Council Member Leslie Altamirano gave an update on the Western Riverside County – Regional Conservation Agency meeting of March 6, 2023.**

**D. COUNCIL MEMBER BRIAN BERKSON**

- 1. Council Member Brian Berkson gave an update on the Riverside County Transportation Commission meeting of March 8, 2023.**
- 2. Council Member Brian Berkson gave an update on the Northwest Transportation Now Coalition meeting of March 9, 2023.**

3. **Council Member Brian Berkson gave an update on the Metrolink / Southern California Regional Rail Authority – Audit and Finance Committee meeting of March 10, 2023.**
4. **Council Member Brian Berkson announced that the Mobile Source Air Pollution Reduction Review Committee meeting of March 16, 2023 was canceled.**

**11. CITY MANAGER’S UPDATE**

City Manager Rod Butler announced that the City was recently awarded a Highway Safety Improvement grant for a new traffic signal at 24<sup>th</sup> Street and Rubidoux Boulevard. He announced that due to the rain, the ribbon cutting event for the new Reach Out Community Resource Center will be rescheduled to Thursday, March 23 from 4 to 7 p.m.

**12. APPROVAL OF MINUTES**

**A. MARCH 2, 2023 REGULAR MEETING**

**A motion was made by Mayor Pro Tem Guillermo Silva, seconded by Council Member Leslie Altamirano, to approve the Minutes of the March 2, 2023 regular meeting.**

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

**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. AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND MCE CORPORATION FOR CITYWIDE STORMWATER CATCH BASIN CLEANING**

1. Requested Action: That the City Council reject all quotes received on January 4, 2023.
2. That the City Council approve the Agreement by and between the City of Jurupa Valley and MCE Corporation (“MCE”) for an amount not to exceed \$49,225.00; and
3. 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.

**C. FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND TKE ENGINEERING, INC. FOR ON-CALL LAND SURVEYING AND ENGINEERING SERVICES**

Requested Action: That the City Council approve the First Amendment to the Agreement between the City of Jurupa Valley and TKE Engineering, Inc. for On-Call Land Surveying and Engineering Services 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.

**D. APPROVAL OF THE FIRST AMENDMENT BETWEEN THE CITY OF JURUPA VALLEY AND STC TRAFFIC, INC. FOR ON-CALL TRAFFIC ENGINEERING SERVICES**

Requested Action: That the City Council approve the First Amendment to the Agreement between the City of Jurupa Valley and STC Traffic, Inc. for On-Call Traffic Engineering Services and authorize the City Manager to execute the amendment in substantially the form and format attached to the staff report as approved by the City Attorney.

**E. AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND STORM WATER INSPECTION & MAINTENANCE SERVICES INC. FOR THE INSTALLATION OF CERTIFIED FULL CAPTURE SYSTEM TRASH TREATMENT CONTROL DEVICES**

Requested Action: That the City Council approve the Agreement between the City of Jurupa Valley and Storm Water Inspection & Maintenance Services, Inc. (“SWIMS”), for an amount not to exceed \$66,750.00 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.

**F. AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND HARRIS & ASSOCIATES, INC. FOR ON-CALL ASSESSMENT ENGINEER SERVICES**

Requested Action: That the City Council approve the Agreement between the City of Jurupa Valley and Harris & Associates, Inc. for On-Call Assessment Engineer services for an amount not to exceed \$200,000.00 per each fiscal year through the initial term of the Agreement, 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.

**G. AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND KOA CORPORATION FOR CONSTRUCTION MANAGEMENT SERVICES FOR SUNNYSLOPE AREA SR2S SIDEWALK GAP CLOSURE, FEDERAL PROJECT NO 5487(003) CIP NO. 19107**

Requested Action: That the City Council approve the Agreement between the City of Jurupa Valley and KOA Corporation for Construction Management Services, in the amount of \$196,384.00, for Sunnyslope Area SR2S Sidewalk Gap Closure, Federal Project No. 5487(003) CIP No. 19107, 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.

**H. AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND STC TRAFFIC, INC. FOR DESIGN SERVICES FOR CITYWIDE TRAFFIC SIGNAL COORDINATION AND SIGNAL HEAD SAFETY UPGRADES CIP NO. 21112**

1. Requested Action: That the City Council approve the Agreement between the City of Jurupa Valley and STC traffic, Inc., in the amount of \$411,691.80, for design services for Citywide Traffic Signal Coordination and Signal Head Safety Upgrades CIP No. 21112 and authorize the City Manager to execute the Agreement in substantially the form and format attached and as approved by the City Attorney; and
2. Appropriate \$125,000 of American Rescue Plan Act (ARPA) to the Project account to fund the total project costs.

**I. ACCEPTANCE OF GRANT OF EASEMENTS FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF A PUBLIC WATER IRRIGATION LINE OVER PRIVATE PROPERTY FOR THE WHEELER UPFITTERS PROJECT DEVELOPMENT (REX 5600CA LLC, A MICHIGAN LIMITED LIABILITY COMPANY), SOUTH OF MARKET STREET, WEST OF HALL AVENUE, AND NORTH OF 24<sup>TH</sup> STREET**

1. Requested Action: That the City Council accept the offer of dedication of an easement for the purpose of accessing a public irrigation line (Access Easement) and an easement for the purpose of maintaining and operating a public irrigation line (Water Irrigation Line Easement), as described on Grant of Easement (DED22-001) attached to the staff report; and

2. Authorize the Director of Public Works and City Clerk to sign the Acceptance of Dedication for DED22-001.

**J. CITY COUNCIL REVIEW OF THE 2022 GENERAL PLAN ANNUAL PROGRESS REPORT**

Requested Action: That the City Council review the 2022 General Plan Annual Progress Report and provide direction to submit the report to the California Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD).

**K. APPROVAL OF FINAL PARCEL MAP 37890 LOCATED EAST OF PYRITE STREET, NORTH OF MISSION BOULEVARD INCLUDING ACCEPTANCE OF OFFERS OF DEDICATION, APPROVAL OF SUBDIVISION AGREEMENTS, AND ACCEPTANCE OF IMPROVEMENT BONDS – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION**

1. Requested Action: That the City Council approve Parcel Map 37890 and accept the dedications as follows:
  - a. Accept the real property described as an easement for street and public utility purposes over all of Lot “A,B,C,D,E,F,G,H,I” as shown on Parcel Map 37890.
  - b. Accept the easement for public utility purposes as described in easement note 3 on Parcel Map 37890.
2. Authorize the Mayor and City Clerk to sign Parcel Map 37890.
3. Approve and authorize the Mayor and City Clerk to execute the Subdivision Agreements; and
4. Accept the surety bonds for construction of related off-site improvements and survey monumentation.

**A motion was made by Mayor Pro Tem Guillermo Silva, seconded by Council Member Leslie Altamirano, to approve the Consent Calendar, with the exception of Item 13.K, which was removed from the Consent Calendar for further discussion.**

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



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

**13.K APPROVAL OF FINAL PARCEL MAP 37890 LOCATED EAST OF PYRITE STREET, NORTH OF MISSION BOULEVARD INCLUDING ACCEPTANCE OF OFFERS OF DEDICATION, APPROVAL OF SUBDIVISION AGREEMENTS, AND ACCEPTANCE OF IMPROVEMENT BONDS**

Council Member Brian Berkson requested that Item 13.K be removed from the Consent Calendar for further discussion. He questioned why there is a triangular corner on the parcel that is not a part of the approved parcel map and how it will fit in the original site plan.

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

Following discussion, City Manager Rod Butler gave a commitment to make sure that the parcel in question is addressed properly in order to keep the overall timeline intact.

**A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Guillermo Silva, to:**

- 1. Approve Parcel Map 37890, with the condition that no agreements or conditions of approval will be approved until the 12 foot triangle on the parcel map is properly addressed and accept the dedications as follows:**
  - a. Accept the real property described as an easement for street and public utility purposes over all of Lot "A,B,C,D,E,F,G,H,I" as shown on Parcel Map 37890.**
  - b. Accept the easement for public utility purposes as described in easement note 3 on Parcel Map 37890.**
- 2. Authorize the Mayor and City Clerk to sign Parcel Map 37890.**
- 3. Approve and authorize the Mayor and City Clerk to execute the Subdivision Agreements; and**
- 4. Accept the surety bonds for construction of related off-site improvements and survey monumentation.**

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

**15. PUBLIC HEARINGS**

**16. COUNCIL BUSINESS**

**A. APPOINTMENTS TO THE COMMUNITY DEVELOPMENT ADVISORY COMMITTEE (CDAC)**

Staff Report presented by City Clerk Victoria Wasko. Ms. Wasko indicated that the terms of office for both vacancies will coincide with the Council Member's terms of office. She received three letters of interest and both Rachel Lopez and Andrew Mac Millan expressed interest in being re-appointed. All of the applicants were invited to attend tonight's meeting.

Mayor Chris Barajas invited the following applicants to address the City Council: Pamela Blynn, Griselda Flores, and Joanna Medina.

Mayor Pro Tem Guillermo Silva thanked everyone who applied for the vacancies and for their desire to serve the City.

**A motion was made by Mayor Pro Tem Guillermo Silva, seconded by Mayor Chris Barajas, to re-appoint Rachel Lopez to the Community Development Advisory Committee for a term which shall expire in December 2024.**

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

Council Member Armando Carmona thanked all those that applied, stating that he looks forward to collaborating with them in different capacities.

**A motion was made by Council Member Armando Carmona, seconded by Mayor Chris Barajas, to appoint Joanna Medina to the Community Development Advisory Committee for a term which shall expire in December 2026.**

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

**B. CITY COUNCIL DISCUSSION OF THE 2023-2028 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN, 2023/24 ANNUAL ACTION PLAN, CITIZEN PARTICIPATION PLAN AND THE PUBLIC SERVICE GRANTS**

Staff Report presented by Amy Sells, Principal Management Analyst. Ms. Sells provided an overview of the CDBG Program and how the funds are allocated. She reported as a CDBG recipient, the City is required to submit a Consolidated Plan every five years. She noted that during the previous five fiscal years, the City has received approximately \$1.2 million per year in CDBG funds. Ms. Sells provided examples of the programs and services that are eligible for CDBG funding. She advised that the Council is being asked to approve the Consolidated Plan, 2023-2024 Annual Action Plan, Citizen Participation Plan and Public Service Grants. She provided information on the public outreach efforts, the organizations that applied for the public services grants, and the deadlines in order to meet the federal timelines.

Council Member Brian Berkson asked for additional information regarding the programs and services that are provided by Clásico de las Américas. He voiced a concern that he does not know enough about their services and what they plan to do with the funds.

Council Member Leslie Altamirano indicated that she was not comfortable taking funds away from Path of Life as their homeless services are needed to help the City.

Further discussion followed.

Council Member Armando Carmona stated that one of the results of the survey was additional youth centers and he thinks it is important to include youth programming. He asked that Clásico de las Américas be considered for funding because it is an opportunity to invest in the community's youth.

Mayor Chris Barajas stated the CDBG funds are the only funding source for the City's homeless services. He is hesitant to reduce any funds for Path of Life or for the senior meals program. He suggested that \$150,000 be allocated to Path of Life and the remainder allocated to Family Services Association.

Further discussion followed.

Mayor Pro Tem Guillermo Silva asked if the Council could request additional information from Clásico de las Américas.

Discussion followed regarding the timeline for submittal of the grants and the 30-day comment period.

Joanna Medina commented that Path of Life offers beds that are not effectively used as families with children are afraid to use those resources due to residents who have substance abuse issues. She encouraged the Council to look into Path of Life and its overall effectiveness.

Robert Ramirez encouraged the Council to take care of the youth and invest in programs that make them part of the community. He suggested that the Council determine how much of Path of Life’s services are being utilized.

Council Member Brian Berkson suggested that Clásico de las Américas be asked to present to Council so there is greater understanding of their services and how they will utilize the funding.

Further discussion followed.

**A motion was made by Council Member Brian Berkson, seconded by Mayor Chris Barajas to receive and file the draft 2023-2028 Consolidated Plan, 2023-2024 Annual Action Plan, Citizen Participation Plan and Public Service Grants, provide input as to what programs/projects merit CDBG funds over the next five years, request that Clásico de las Américas return to the next Council meeting and present how they will utilize the \$13,759 in funding, and tentatively distribute the available CDBG funds in the amount of \$163,759 as follows:**

<b>Path of Life Ministries:</b>	<b>\$130,000</b>
<b>Family Services Association</b>	<b>\$ 20,000</b>
<b>Clasico de las Americas</b>	<b>\$ 13,759</b>

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

**Noes: L. Altamirano**

**Absent: None**

**C. CITY COUNCIL DISCUSSION AND DIRECTION TO STAFF REGARDING TRANSLATION SERVICES DURING CITY COUNCIL AND PLANNING COMMISSION MEETINGS**

Staff Report presented by Michael Flad, Assistant City Manager. Mr. Flad reported that staff researched the cost of providing translation services for City Council and Planning Commission meetings. Based upon historical costs and estimates, those costs are expected to be approximately \$1,000 per meeting. For budgeting and discussion purposes, staff is recommending an average meeting time estimation of 3.5 hours, which results in a total cost estimation of \$1,000 per meeting. City staff also researched the costs of sign language at a cost of \$1,000 per meeting, which can be added if preferred.

Discussion followed regarding the Americans with Disabilities Act and any special accommodation requests that could be made in advance of a public meeting.

Nicole Sims stated that she is hard of hearing. She asked that the City Council be mindful of speaking into their microphones. She stated that closed captioning

would be helpful if added to the City’s recorded meeting videos for those who are deaf or hard of hearing.

Following discussion, **the City Council, by consensus, directed City staff to provide translation and/or ADA accommodations upon request and bring back a comprehensive budget program that includes the costs for closed captioning and translation services.**

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

**D. REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) COMPLIANCE UPDATE**

Staff Report presented by Mary Wright, Project Manager. Ms. Wright reported that when the City Council adopted the Housing Element in 2021 it included a program to redesignate and rezone 19 sites to make up the shortfall that was anticipated for the state mandated Regional Housing Needs Assessment (RHNA). She clarified that state law does not require the City to build housing, but rather demonstrate it has adequate land for residential development. Ms. Wright noted that when the Paradise Knolls project was approved in January 2023, it reduced housing density that was assumed in the 2021 Housing Element. Due to this decrease in density, the City is now in deficit of its low-income housing RHNA obligation. As a result the City must redesignate and rezone 6.6 acres of land to be redesignated to Highest Density Residential (HHDR) to make up for the shortfall which, including the required buffer would be 8.8 acres. She reported that the City must identify and rezone land within six months of a project that makes the City go into deficit. She outlined the potential ramifications if the City does not meet its RHNA. She outlined various sites that could be considered to make up for the shortfall, including potential religious and commercial sites.

Irene Rodriguez voiced a concern that the proposal is for a lot of housing for such a small area. She questioned why the developer was allowed to change the project as it will affect the members of the community.

Roberto Ramirez stated that sites 2 through 10 are located throughout the equestrian lifestyle, however, Site 1 is feasible as it located outside of this area. He voiced concern that by adding high density housing, it will be a “cancer” in the community that will ultimately eat away at the equestrian lifestyle. He expressed his view that the proposed high density sites are not spread fairly across all the Council Districts.

Jose De Leon voiced his preference for site 1A located on Country Village Road as it is close to freeway access to reduce traffic and it will not alter or impact the environment. He encouraged the Council to leave the current equestrian and horse properties alone.

Philip Caballero stated that additional housing will negatively impact the equestrian community, noting that since he has lived in Jurupa Valley, he knows of at least seven horses that have been hit and killed by cars. He cautioned that adding additional high density housing will bring additional traffic. He encouraged the Council to choose a site that is more suited for high density.

Nicole Sims stated that she and her family own Sims Tree Learning Center and they have been proud residents of Jurupa Valley for over 50 years. She encouraged the Council to consider personal and monetary values as new apartment residents may not appreciate the characteristics of an equestrian community.

Patricia Vega stated that her and her family love their current lifestyle. She asked the Council to consider other areas for high density housing.

Ty Bursen voiced concern that adding high density housing to the equestrian areas is not compatible with the existing neighborhoods and will bring additional traffic to areas with no street lights.

Yolanda Montez stated that the potential sites to meet the RHNA numbers should make sense and should not be located in areas that will gentrify and displace the current animal keeping lifestyle. She stated that the residents feel ignored and disregarded as they have continuously opposed high density housing. Pobody Montes donated her time to her.

Samuel Rodriguez stated that he has lived in Jurupa Valley since 1995. He is worried that high density housing is slowly eroding the equestrian and animal keeping lifestyle. He encouraged the Council to consider other areas for the potential high density sites, stating that due to past actions, he feels “betrayed.”

Mitch Harig asked that apartments and the traffic that they bring be kept out of the equestrian areas as residents want to keep their rural way of life.

Samantha Rojas stated that she is a proud member of the equestrian community. She takes pride in riding horses, taking care of her animals, and cleaning up her community. She stated that considering high density homes in the equestrian community shows the Council does not believe that their lifestyle matters.

Kevin Sims described how many wildlife have disappeared over the years. He encouraged the Council to consider how bringing high density housing to the equestrian areas will cause more habitat destruction.

Council Member Leslie Altamirano asked if the religious and commercial sites could be looked at.

Further discussion followed.

Joe Perez, Community Development Director, reported that the state allows six months from a deficit to redesignate and rezone a site, which takes the City to July, 2023. Within that period of time it will be challenging to do a thorough and appropriate analysis on religious and commercial sites. He would be happy to direct his staff to do this analysis in the future; however it is not a potential solution for this situation. If the direction of the Council is to look at additional sites, he is willing to bring those back at the next meeting.

**Following discussion, the City Council, by consensus, directed staff to bring back bring Sites 4a, 5a, 6a, 7a and 8a and sites where the property owner(s) have expressed interest in having their properties up-zoned outside the overlay.**

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

**17. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

**18. CITY ATTORNEY’S REPORT**

Deputy City Attorney Brendan Kearns had no report.

**19. COUNCIL MEMBER REPORTS AND COMMENTS**

Council Member Leslie Altamirano announced that Healthy Jurupa Valley will be having an event at the Opal Car Wash in Rubidoux on Friday, March 17 from 4 – 8 pm. The event will allow residents to connect with their local businesses and organizations.

Council Member Armando Carmona thanked everyone for attending tonight’s meeting and speaking out on items of concern.

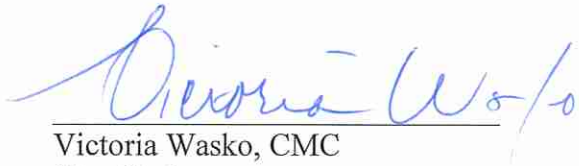
**20. ADJOURNED IN MEMORY**

Mayor Chris Barajas adjourned tonight’s meeting in honor of Norco City Councilmember Ted Hoffman. He conveyed condolences to his family on behalf of the City Council.

There being no further business before the City Council, Mayor Chris Barajas adjourned the meeting at 11:27 p.m.

The next meeting of the Jurupa Valley City Council will be held April 6, 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