

**MINUTES
OF THE ADJOURNED REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
July 27, 2023**

1. 6:00 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 6:00 p.m.

2. INVOCATION was given by members of the Buddhist Meditation Temple.

3. PLEDGE OF ALLEGIANCE was led by Mayor Pro Tem Guillermo Silva.

4. 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

5. PRESENTATIONS

6. PUBLIC APPEARANCE/COMMENTS

Bernard Murphy relayed concerns about a code enforcement violation on his property, stating that he has been trying to get clarity from City staff as to what actions he needs to take to be in compliance.

Council Member Armando Carmona requested that staff look into Mr. Murphy's concerns.

7. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Council Member Armando Carmona acknowledged the 25 local boys and girls who are competing in the national championship for charreada and escaramuza. He wished them the best as they compete in this national championship, stating that he is pleased to cheer them on and bring them much deserved recognition. He had the pleasure of hosting Congressman Mark Takano and Assembly Member Sabrina Cervantes. He thanked them for their efforts to support the Jurupa Valley community. He acknowledged members of the LGBTQ community, stating that he will continue to support their issues.

Council Member Leslie Altamirano conveyed Happy Birthday wishes to her daughter Victoria in celebration of her 8th Birthday.

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

A. MAYOR CHRIS BARAJAS

- 1. Mayor Chris Barajas announced that the Western Riverside Council of Governments – I-Ren Executive Committee meeting of July 18, 2023 was canceled.**

B. MAYOR PRO TEM GUILLERMO SILVA

- 1. Mayor Pro Tem Guillermo Silva gave an update on the Northwest Mosquito and Vector Control District meeting of July 20, 2023.**

C. COUNCIL MEMBER LESLIE ALTAMIRANO

- 1. Council Member Leslie Altamirano gave an update on the Riverside County Regional Conservation Authority meeting of July 10, 2023.**

D. COUNCIL MEMBER BRIAN BERKSON

- 1. Council Member Brian Berkson gave an update on the Riverside County Transportation Commission meeting of July 12, 2023.**
- 2. Council Member Brian Berkson announced that the Northwest Transportation Now Coalition meeting of July 13, 2023 was canceled.**
- 3. Council Member Brian Berkson gave an update on the Metrolink / Southern California Regional Rail Authority – Audit and Finance Committee meeting of July 14, 2023.**

9. CITY MANAGER’S UPDATE

City Manager Rod Butler announced that the application period is now open for the City’s Community Services Grant program for a grant of up to \$5,000. Information is available on the City’s website. He announced that National Night Out will be held Tuesday, August 1st in the City of Norco. National Night Out is an annual event that highlights public safety activities. He reported on another “Safe Routes to School” grant that will provide sidewalks to improve pedestrian safety along Pacific Avenue.

10. SHERIFF’S DEPARTMENT UPDATE

At the request of Staff, this item was continued to the August 17, 2023 meeting.

11. APPROVAL OF MINUTES

A. JULY 6, 2023 REGULAR MEETING

A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to approve the Minutes of the July 6, 2023 regular meeting.

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

12. 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. ORDINANCE NO. 2023-10 – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2023-10, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTER 4.15 TO THE JURUPA VALLEY MUNICIPAL CODE RELATING TO THE PROHIBITION OF SHORT-TERM RENTALS AND THE REQUIREMENTS FOR HOME-SHARING BUSINESSES MAKING RELATED AMENDMENTS TO CHAPTER 9.35, AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3) OF THE CEQA GUIDELINES

C. AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND JURUPA AREA RECREATION AND PARK DISTRICT FOR OPERATION OF THE EDDIE DEE SMITH SENIOR CENTER

Requested Action: That the City Council approve the Agreement between the City of Jurupa Valley and the Jurupa Area Recreation and Park District for Operation of the Eddie Dee Smith Senior Center 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. AWARD OF CONSTRUCTION AGREEMENT TO LC PAVING FOR PACIFIC AVE PEDESTRIAN & BICYCLE IMPROVEMENTS, CIP #19106

1. Requested Action: That the City Council approve and award a construction agreement to LC Paving in the amount of \$1,117,385.75 for the Pacific Ave Pedestrian & Bicycle Improvement, CIP No. 19106, 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 LC Paving, up to 10% as contingency to cover the cost of any unforeseen conditions.

E. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM (TRACT 32704 LOCATED ON THE NORTH SIDE OF JURUPA ROAD BETWEEN PYRITE STREET AND TYROLITE STREET) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806 (CENTURY COMMUNITIES OF CALIFORNIA, LLC)

1. Requested Action: That the City Council adopt Resolution No. 2023-53, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM (TRACT 32704 LOCATED ON THE NORTH SIDE OF JURUPA ROAD BETWEEN PYRITE STREET AND TYROLITE STREET) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

2. Authorize the City Manager to record the Notice of Completion; and
3. Authorize the City Engineer to release the Labor and Materials and Performance Bonds for the street improvements and the Monument Bond.

F. AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF JURUPA VALLEY AND KILEY AND ASSOCIATES FOR FEDERAL LEGISLATIVE ADVOCACY SERVICES

Requested Action: That the City Council approve the Agreement between the City of Jurupa Valley and Kiley and Associates for Federal Legislative Advocacy

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.

G. AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND WILLDAN ENGINEERING, FOR ON-CALL AS NEEDED STAFF FOR BUILDING & CODE COMPLIANCE

AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND THE CODE GROUP, INC., FOR ON-CALL AS NEEDED STAFF FOR BUILDING & CODE COMPLIANCE

- 1. Requested Action: That the City Council approve the Agreement between the City of Jurupa Valley and Willdan Engineering, for On-Call staff augmentation Building & Code Compliance 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; and
- 2. That the City Council approve the Agreement between the City of Jurupa Valley and The Code Group, Inc. for On-Call staff augmentation Building & Code Compliance 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. APPROVAL OF RESOLUTIONS AUTHORIZING THE LEVY OF AN ANNUAL SPECIAL TAX FOR THE CITY OF JURUPA VALLEY ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2013-001 (BELLEGRAVE), COMMUNITY FACILITIES DISTRICT NO. 2014-001 (HARVEST), COMMUNITY FACILITIES DISTRICT NO. 2014-002 (MISSION ESTATES), COMMUNITY FACILITIES DISTRICT NO. 2014-003 (CANTERA), COMMUNITY FACILITIES DISTRICT NO. 2015-001 (RIVERBEND), COMMUNITY FACILITIES DISTRICT NO. 2015-002 (SKYPARK), COMMUNITY FACILITIES DISTRICT NO. 2016-001 (QUARRY), COMMUNITY FACILITIES DISTRICT NO. 2018-002 (TRACT 36702), COMMUNITY FACILITIES DISTRICT NO. 2019-001 (PARADISE KNOLLS), COMMUNITY FACILITIES DISTRICT NO. 2020-001 (SHADOW ROCK), COMMUNITY FACILITIES DISTRICT NO. PS 2021-001 (PUBLIC SAFETY, PARADISE KNOLLS), AND COMMUNITY FACILITIES DISTRICT NO. PS 2021-002 (PUBLIC SAFETY, MONTECITO) FOR FISCAL YEAR 2023-24

Requested Action: That the City Council adopt Resolution Nos. 2023-54, 2023-55, 2023-56, 2023-57, 2023-58 2023-59, 2023-60, 2023-61, 2023-62, 2023-63, 2023-64 and 2023-65 authorizing the annual special tax for Community Facilities District No. 2013-001 (Bellegrave), Community Facilities District No. 2014-001 (Harvest), Community Facilities District No. 2014-002 (Mission Estates),

Community Facilities District No. 2014-003 (Cantera) and Community Facilities District No. 2015-001 (Riverbend), Community Facilities District No. 2015-002 (Skypark), Community Facilities District No. 2016-001 (Quarry), Community Facilities District No. 2018-002 (TRACT 36702), Community Facilities District No. 2019-001 (Paradise Knolls), Community Facilities District No. 2020-001 (Shadow Rock), Community Facilities District No. PS 2021-001 (Public Safety, Paradise Knolls), Community Facilities District No. PS 2021-002 (Public Safety, Montecito), and for fiscal year 2023-24.

I. REIMBURSEMENT AGREEMENT FOR THE PAVEMENT REHABILITATION OF PHILADELPHIA STREET FROM ETIWANDA AVENUE TO I-15 (CITY LIMIT) BETWEEN THE CITY OF JURUPA VALLEY AND THE CITY OF ONTARIO

Requested Action: That the City Council approve the Reimbursement Agreement between the City of Jurupa Valley and City of Ontario for the pavement rehabilitation of Philadelphia Street within the City of Jurupa Valley from Etiwanda Avenue to the City Limit in an amount not to exceed \$930,840 and authorize the City Manager to execute the Agreement in the form attached to the staff report.

J. APPROVAL OF TRACT MAP NO. 37714 APPALOOSA SPRINGS LOCATED AT 6501 CLAY STREET, ACCEPTANCE OF OFFERS OF DEDICATION, APPROVAL OF SUBDIVISION AGREEMENTS, AND ACCEPTANCE OF IMPROVEMENT BONDS

1. Requested Action: That the City Council approve Tract Map 37714 and accept the dedication as follows:
 - a. Accept the real property described as an easement for public utility purposes for Lots “A” through “K” inclusive.
 - b. Accept easements lying within lots 256, 257, 258, 259, 261, 263 and 277 shown as “A” on Tract Map 37714 for storm drain purposes.
 - c. Accept the in fee dedication of lot 255 for detention basin and water quality purposes.
 - d. Accept the in fee dedication of lot 275 and 276 for park site purposes.
2. Authorize the Mayor and City Clerk to sign Tract Map 37714.
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 Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to approve the Consent Calendar, with the exception of Item 12.B, 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**

13. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

12.A ORDINANCE NO. 2023-10

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2023-10, entitled:

Council Member Armando Carmona requested that Item 12.B be removed from the Consent Calendar for further discussion. He stated that he would prefer to add regulations instead of banning short term rentals as there are homeowners that use short terms rentals as an economic benefit.

Council Member Brian Berkson stated that he would like this item brought back within 90 days to discuss a regulatory framework for short term rentals.

Further discussion followed.

A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to adopt Ordinance No. 2023-10, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTER 4.15 TO THE JURUPA VALLEY MUNICIPAL CODE RELATING TO THE PROHIBITION OF SHORT-TERM RENTALS AND THE REQUIREMENTS FOR HOME-SHARING BUSINESSES MAKING RELATED AMENDMENTS TO CHAPTER 9.35, AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3) OF THE CEQA GUIDELINES

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

14. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER A RESOLUTION CONFIRMING THE DELINQUENT ACCOUNTS FOR SOLID WASTE COLLECTION SERVICES AND LEVYING SPECIAL ASSESSMENTS FOR COLLECTION AGAINST CERTAIN PARCELS OF PROPERTY SITUATED WITHIN THE CITY IN THE BURRTEC SOLID WASTE INDUSTRIES, INC. SERVICE AREA

Andrea Mejia, Senior Management Analyst, presented the staff report.

Further discussion followed.

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 Council Member Leslie Altamirano, to adopt Resolution No. 2023-66, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, CONFIRMING THE DELINQUENT ACCOUNTS FOR SOLID WASTE SERVICES PROVIDED BY BURRTEC SOLID WASTE INDUSTRIES, INC. AND ORDERING THAT THE DELINQUENT CHARGES SHALL CONSTITUTE SPECIAL ASSESSMENTS AGAINST THE RESPECTIVE PARCELS OF LAND AND ARE LIENS ON SAID LANDS IN THE AMOUNT OF THE RESPECTIVE ASSESSMENTS

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

Noes: None

Absent: None

B. PUBLIC HEARING TO CONSIDER A RESOLUTION CONFIRMING THE DELINQUENT ACCOUNTS FOR SOLID WASTE COLLECTION SERVICES AND LEVYING SPECIAL ASSESSMENTS FOR COLLECTION AGAINST CERTAIN PARCELS OF PROPERTY SITUATED WITHIN THE CITY IN THE USA WASTE OF CALIFORNIA, INC. SERVICE AREA

Andrea Mejia, Senior Management Analyst, presented the staff report.

Further discussion followed.

Mayor Chris Barajas opened the public hearing.

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

A motion was made by Council Member Armando Carmona, seconded by Council Member Leslie Altamirano, to adopt Resolution No. 2023-67, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, CONFIRMING THE DELINQUENT ACCOUNTS FOR SOLID WASTE SERVICES PROVIDED BY USA WASTE OF CALIFORNIA, INC. AND ORDERING THAT THE DELINQUENT CHARGES SHALL CONSTITUTE SPECIAL ASSESSMENTS AGAINST THE RESPECTIVE PARCELS OF LAND AND ARE LIENS ON SAID LANDS IN THE AMOUNT OF THE RESPECTIVE ASSESSMENTS

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

C. PUBLIC HEARING TO CONSIDER A RESOLUTION CONFIRMING THE DIAGRAM AND ASSESSMENT AND LEVYING ASSESSMENTS ON ALL LOTS AND PARCELS OF LAND THEREIN FOR JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1 CONSOLIDATED (JV L&LMD NO. 89-1-C) - CITYWIDE AND APPROVAL OF ENGINEER'S REPORT (CONTINUED FROM THE JULY 6, 2023 MEETING)

Paul Toor, Public Works Director, presented the staff report.

Further discussion followed.

Mayor Chris Barajas opened the public hearing.

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

A motion was made by Mayor Pro Tem Guillermo Silva, seconded by Council Member Leslie Altamirano, to adopt Resolution No. 2023-68, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA CONFIRMING THE DIAGRAM AND ASSESSMENTS FOR ZONES 4, 5, 6, 7, 9, 14, 16, 17, 21, 34, 61, 73, 78, 95, 102, 106, 126, 128, 132, 137, 141, 142, 173, 182, A, C, E, F, G, I, K, L, M, N, O, P, S, T, U, W, X, Y, Z; DD, EE, FF, II AND STREET LIGHTING ZONES 5, 7, 15, 17, 19, 39, 41, 62, 69, 86, 91, 93, 94, 102, 2-A, 2-B, 2-C, 2-D, 2-E, 2-F AND 2-G OF CITY OF THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1- CONSOLIDATED OF THE CITY OF JURUPA VALLEY AND LEVYING ASSESSMENTS ON

ALL LOTS AND PARCELS OF LAND THEREIN WITHIN THE BOUNDARIES OP SAID ZONES AND STREET LIGHTING ZONES FOR FISCAL YEAR 2023-2024

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

D. PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY (ZONE KK) TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (THE “DISTRICT”) AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY; SOUTHWEST CORNER OF AGUA MANSA ROAD AND BROWN AVENUE INTERSECTION

Paul Toor, Public Works Director, presented the staff report.

Further discussion followed.

Mayor Chris Barajas opened the public hearing.

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

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

A motion was made by Council Member Leslie Altamirano, seconded by Council Member Armando Carmona, to adopt Resolution No. 2023-69, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ORDERING THE ANNEXATION OF TERRITORY (ZONE KK); LOCATED AT THE SOUTHWEST CORNER OF AGUA MANSA ROAD AND BROWN AVENUE INTERSECTION, TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, CONFIRMING A DIAGRAM AND ASSESSMENT, ORDERING THE IMPROVEMENTS AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2024-25 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

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

E. PUBLIC HEARING TO CONSIDER THE FOLLOWING GENERAL PLAN AMENDMENT BATCH:

(1) MASTER APPLICATION (MA) NO. 21245: GENERAL PLAN AMENDMENT NO. 21006, SPECIFIC PLAN AMENDMENT, CHANGE OF ZONE NO. CZ21008, SITE DEVELOPMENT PERMIT NO. 21083, TENTATIVE TRACT MAP (TTM) NO. 38697, VARIANCE NO. 23004, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR 66 TOWNHOMES ON 4.13 ACRES LOCATED ON THE EAST SIDE OF CLAY STREET BETWEEN HAVEN VIEW DRIVE AND LINARES AVENUE (APN: 163-400-029; 026 & 028); (APPLICANT: REXCO REAL ESTATE DEVELOPMENT)

(2) PROPOSED AMENDMENTS TO ENSURE COMPLIANCE WITH THE REGIONAL HOUSING NEEDS ALLOCATION (RHNA): 1) GENERAL PLAN LAND USE MAP AMENDMENTS (GPA23005, GPA23006, GPA23007, GPA23008); 2) ZONING MAP AMENDMENTS (CZ23008, CZ23009, CZ23010, CZ23011); AND APPROVING AN ADDENDUM TO A CERTIFIED PROGRAMMATIC FINAL ENVIRONMENTAL IMPACT REPORT AND ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Mayor Chris Barajas announced that this item involves two separate land use approvals that have been batched together because they both involve an amendment to the City's General Plan. State law limits the number of times that the City's General Plan can be amended, but allows a City to group several General Plan amendments together in one hearing.

The first item is the proposed Serrano Oaks Project of 66 Townhomes on Clay Street between Haven View Drive and Linares Avenue. This Project requires a General Plan Amendment, Specific Plan Amendment, Change of Zone, Site Development Permit, Tentative Tract Map, Variance and adoption of a Mitigated Negative Declaration under CEQA.

The second item are proposed General Plan Amendments and Zone Changes that are necessary for compliance with the Regional Housing Needs Allocation as well as an Addendum to the General Plan EIR. Two properties are involved: 1) the first is generally north of the Pedley Metrolink Station; and 2) the second is on the western side of the De Anza Marketplace Shopping Center.

Since these two items are batched together, there will be a brief staff report that will introduce both items and then a more detailed staff presentation will be given on each item. At the end of the staff report on each of the items, there will be an opportunity for the applicant and members of the public to provide input on each item. After deliberating on each item, the City Council will hold a tentative vote on

that item. The General Plan amendments for both projects will be considered in one global resolution as required by State law.

Due to technical difficulties, the mayor called a 10 minute recess.

A. FOR MA21245 SERRANO OAKS:

Reynaldo Aquino, Senior Planner, presented the staff report. He provided an overview of the proposed project, the entitlements required, and the traffic assessment and mitigation measures. Mr. Aquino reported that the proposed project includes 66 two-story townhomes with a pool, two-car garages, community recreation area, a tot lot and a gated dog park. Each unit will include private open space for each resident, and EV ready infrastructure.

Following further discussion, Council Member Brian Berkson stated that the only issue he has is that the residential buildings are located on the east side because they are overlooking existing single-family homes. He asked if the developer could clarify this issue.

The applicant spoke on behalf of the project and responded to Council's questions. In response to Council Member Berkson's concerns, the applicant provided an overview of how the proposed landscaping buffer would provide screening for the eastern side of the project.

Discussion followed regarding the proposed landscape buffer and the estimated price point for the townhomes.

Eduardo Martinez spoke on behalf of the project as it will provide much needed affordable housing. He stated that he is in favor of high density residential projects such as townhomes as they provide more housing options for residents who wish to become homeowners.

An unidentified speaker urged the City Council not to rezone the property on Pedley to high density zoning as it will be detrimental to existing property owners.

Council Member Brian Berkson voiced his concern regarding the proposed landscape buffer which he believes will be very unpleasant for existing homeowners. He stated that he is not against the project, however, he is not in favor of a two-story unit looking down on existing homes.

Further discussion followed.

Prior to the motions below, the City Council took a tentative vote on Items (i), (ii), and (iii).

- i. A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to adopt Resolution No. 2023-70, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM TO ALLOW FOR THE CONSTRUCTION OF 66 TOWNHOMES ON 4.13 ACRES LOCATED AT THE EAST SIDE OF CLAY STREET BETWEEN HAVEN VIEW DRIVE AND LINARES AVENUE (APN: 163-400-029; 026 & 028)

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

- ii. A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to introduce Ordinance No. 2023-11, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING CHANGE OF ZONE NO. 21008 TO REZONE APPROXIMATELY 4.13 ACRES LOCATED AT THE EAST SIDE OF CLAY STREET BETWEEN HAVEN VIEW DRIVE AND LINARES AVENUE (APNS: 163-400-029; 026 & 028) FROM I-P (INDUSTRIAL PARK) TO R-3 (GENERAL RESIDENTIAL) TO ALLOW FOR THE CONSTRUCTION OF 66 TOWNHOMES

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

- iii. A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to adopt Resolution No. 2023-71, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING (1) SITE DEVELOPMENT PERMIT NO. 21083, (2) TENTATIVE TRACT MAP (TTM) NO. 38697, (3) VARIANCE NO. 23004, AND (4) AMENDMENT TO THE MISSION DE ANZA SPECIFIC PLAN TO ALLOW FOR THE CONSTRUCTION OF 66 TOWNHOMES ON 4.13 ACRES LOCATED AT THE EAST SIDE OF CLAY STREET BETWEEN HAVEN VIEW

DRIVE AND LINARES AVENUE (APN: 163-400-029; 026 & 028)

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

B. FOR PROPOSED AMENDMENTS TO ENSURE COMPLIANCE WITH THE REGIONAL HOUSING NEEDS ALLOCATION (RHNA):

Staff Report presented by Mary Wright, Project Manager. Ms. Wright provided background on the City's Housing Element that was certified last year and the sites inventory where potential sites are determined to meet their ability to meet the regional housing needs allocation in all income levels (RHNA). Ms. Wright reported that in January 2023, the Paradise Knolls project was approved at a lower density than was assumed in the Housing Element which caused a shortfall in some of the RHNA in the low income category. Ms. Wright reported that this is a follow up to the meeting of April 6, 2023 where the City Council directed staff to look at additional sites to make up the RHNA shortfall. At that meeting, the City Council directed that Sites 5a and 14a be brought forward for redesignation and rezone to make up for the shortfall. Council also requested additional information regarding Site 15a. She noted that at their May 24, 2023 meeting, the Planning Commission voted 3-1 approving GPAs and CZ's for the 5a site without the portion in the Equestrian Overlay Zone and the 14a site south of the driveway. In addition, the Planning Commission recommended that the Council consider expanding Site 14a as requested by the property owner. She reported that to be in compliance with state law, the City has until July 18, 2023 to redesignate and rezone property to make up for the shortfall.

Joel Martinez voiced concern that Pedley Road is not a good location for high density residential zoning as Pedley Road is currently a two-lane road. When he moved to Jurupa Valley 17 years ago, he moved for the equestrian lifestyle which he believes is slowing being eroded.

Antonio Ariz discussed the principles of democracy and encouraged the Council to help curb the high density housing. He stated that there is a serious homeless issue and the Council needs to confront it. He urged the Council to create a dialogue with the community and not give themselves to the warehouses like the City of Fontana did.

Christine Galvan spoke in opposition to high density zoning on Pedley Avenue because there are already issues with traffic on Pedley Avenue. She

stated that she wants to see the equestrian and agriculture lifestyle continue in Jurupa Valley.

Edgar Castelan spoke in support of rezoning to allow for more affordable housing as Jurupa Valley needs housing. The proposed townhomes near public transportation is a good idea as it fosters more walkable areas and reduces vehicle use. He stated that it is possible to create more housing types while also respecting the existing equestrian lifestyle in the City.

Maribel Nunez stated that she is an affordable housing advocate. She encouraged the Council to help community wealth by promoting home ownership. She encouraged the Council to look at other resources to provide affordable housing.

Roberto Ramirez expressed concerns regarding high density residential on Pedley Avenue as there are a lot of equestrians in this area. He encouraged the Council to listen to their constituents as the Council works for them.

Council Member Armando Carmona indicated that despite Sacramento's mandate that cities build more housing; the legislature is now considering how that development will impact equestrian communities. He stated that there may be future amendments to ensure that developers are not empowered to develop near equestrian communities. He suggested revisions to the proposed Council action by reducing the parcel on Pedley Avenue and consider the site near the Albertson's instead.

Further discussion followed.

Prior to the motions below, the City Council took a tentative vote on Items (i) and (ii)

i **A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to adopt Resolution No. 2023-72, entitled:**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING AN ADDENDUM TO THE CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR THE JURUPA VALLEY GENERAL PLAN IN CONNECTION WITH (1) GPA23005 AND CZ23008 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF A PORTION OF APN 165-080-005 FROM COUNTRY NEIGHBORHOOD (LDR) TO HIGHEST DENSITY RESIDENTIAL (HHDR) AND CHANGE THE ZONING FROM RESIDENTIAL AGRICULTURE (R-A) TO GENERAL RESIDENTIAL (R-3), GPA23006 AND CZ23009 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF

PORTIONS OF APNS 165-140-004, 165-140-029, 165-140-030 AND 165-140-007 FROM COMMERCIAL RETAIL (CR) TO HHDR AND CHANGE THE ZONING FROM SCENIC HIGHWAY COMMERCIAL (C-P-S) TO R-3, AND GPA23007 AND CZ23010 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF A PORTION OF APN 165-140-008 FROM CR TO HHDR AND CHANGE THE ZONING FROM C-1/C-P (GENERAL COMMERCIAL) TO R-3 FOR SIX PARCELS TOTALING 15.8 ACRES LOCATED IMMEDIATELY EAST OF VAN BUREN BOULEVARD AND WEST OF PEDLEY ROAD AT 58TH STREET; AND (2) GPA 23008 AND CZ23011 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM BUSINESS PARK (BP) TO HHDR AND CHANGE THE ZONING FROM MANUFACTURING-SERVICE COMMERCIAL (M-SC) TO R-3 FOR A PORTION OF APN 163-400-042 TOTALING 3.63 ACRES LOCATED IMMEDIATELY EAST OF BALDWIN AVENUE AND SOUTH OF LIMONITE AVENUE IN THE DE ANZA MARKETPLACE

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

- ii. A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to introduce Ordinance No. 2023-12, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPTING (1) CZ23008 TO CHANGE THE ZONING FROM RESIDENTIAL AGRICULTURE (R-A) TO GENERAL RESIDENTIAL (R-3) FOR A PORTION OF APN 165-080-005, CZ23009 TO CHANGE THE ZONING FROM SCENIC HIGHWAY COMMERCIAL (C-P-S) TO R-3 FOR PORTIONS OF APNS 165-140-004, 165-140-029, 165-140-030 AND 165-140-007, AND CZ23010 TO CHANGE THE ZONING FROM C-1/C-P (GENERAL COMMERCIAL) TO R-3 FOR A PORTION OF APN 165-140-008 FOR SIX PARCELS TOTALING 15.8 ACRES LOCATED IMMEDIATELY EAST OF VAN BUREN BOULEVARD AND WEST OF PEDLEY ROAD AT 58TH STREET; AND (2) CZ23011 TO CHANGE TO CHANGE THE ZONING FROM MANUFACTURING-SERVICE COMMERCIAL (M-SC) TO R-3 FOR A PORTION OF APN 163-400-042 TOTALING 3.63 ACRES LOCATED

**IMMEDIATELY EAST OF BALDWIN AVENUE AND
SOUTH OF LIMONITE AVENUE IN THE DE ANZA
MARKETPLACE**

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

City Attorney Peter Thorson provided final instructions on this matter.

**C. FOR MA21245 SERRANO OAKS AND PROPOSED
AMENDMENTS TO ENSURE COMPLIANCE WITH THE
REGIONAL HOUSING NEEDS ALLOCATION (RHNA):**

- i. **A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to adopt Resolution No. 2023-73, entitled:**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING (1) GENERAL PLAN AMENDMENT NO. 21006 TO CHANGE THE LAND USE DESIGNATION FROM COMMERCIAL NEIGHBORHOOD (CN) TO VERY HIGH DENSITY RESIDENTIAL (VHDR) AND REMOVING THE MISSION DE ANZA SPECIFIC PLAN AND SPECIFIC PLAN OVERLAY FROM THESE PARCELS TO ALLOW FOR THE CONSTRUCTION OF 66 TOWNHOMES ON 4.13 ACRES LOCATED AT THE EAST SIDE OF CLAY STREET BETWEEN HAVEN VIEW DRIVE AND LINARES AVENUE (APN: 163-400-029; 026 & 028), AND (2) GENERAL PLAN AMENDMENT NO. 23005 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF A PORTION OF APN 165-080-005 FROM COUNTRY NEIGHBORHOOD (LDR) TO HIGHEST DENSITY RESIDENTIAL (HHDR), GPA23006 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF PORTIONS OF APNS 165-140-004, 165-140-029, 165-140-030 AND 165-140-007 FROM COMMERCIAL RETAIL (CR) TO HHDR, AND GPA23007 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF A PORTION OF APN 165-140-008 FROM CR TO HHDR FOR SIX PARCELS TOTALING 15.8 ACRES LOCATED IMMEDIATELY EAST OF VAN BUREN BOULEVARD AND WEST OF PEDLEY ROAD AT 58TH STREET; AND (3) GPA 23008 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM BUSINESS PARK (BP) TO HHDR FOR A PORTION OF APN

163-400-042 TOTALING 3.63 ACRES LOCATED IMMEDIATELY EAST OF BALDWIN AVENUE AND SOUTH OF LIMONITE AVENUE IN THE DE ANZA MARKETPLACE

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

For the Record: Council Member Brian Berkson voted ‘Aye’ to approve the redesignation and rezone of the 14a site and ‘No’ on the 5a and 15a sites.

For the Record: Council Member Armando Carmona indicated his support for the 14a site.

- F. PUBLIC HEARING TO CONSIDER ZCA22010: AMEND REGULATIONS PERTAINING TO (1) ACCESSORY BUILDINGS, TRADITIONAL NEIGHBORHOOD DESIGN STANDARDS, AND FENCES, (2) ESTABLISH SETBACKS IN THE R-2A, R-5, R-A, R-R, R-T, R-D, A-1, A-P, A-2, A-D, W-1, W-2 ZONES, (3) MAKE DEFINITIONAL CHANGE AND (4) DETERMINE THE PROPOSED ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061 (b)(3)**

Mayor Chris Barajas opened the public hearing.

By consensus, the City Council continued the public hearing to the August 3, 2023 City Council meeting.

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

15. COUNCIL BUSINESS

16. CITY ATTORNEY’S REPORT

City Attorney Peter Thorson had no report.

17. COUNCIL MEMBER REPORTS AND COMMENTS


Council Member Armando Carmona encouraged residents to “remember this day for the direction as to where the City is going.”

18. ADJOURNMENT

There being no further business before the City Council, Mayor Chris Barajas adjourned the meeting at 8:50 p.m.

The next meeting of the Jurupa Valley City Council will be held August 3, 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