

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
August 4, 2022**

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

- Chris Barajas, Mayor
- Leslie Altamirano, Mayor Pro Tem
- Lorena Barajas Bisbee, Council Member
- Brian Berkson, Council Member
- Guillermo Silva, Council Member

Mayor Chris Barajas called the regular meeting to order at 7:01 p.m.

2. INVOCATION was given by Pastor David De La Cruz from Beacon Hill Church.

3. PLEDGE OF ALLEGIANCE was led by Mayor Pro Tem Leslie Altamirano.

4. APPROVAL OF AGENDA

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

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

5. PRESENTATIONS

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

The City’s Pet of the Month for August, a 4-month old domestic short hair black and white kitten named “Gus” was introduced to the Council. Anyone interested in giving Gus a home is invited to contact the City’s Animal Control Services Department at <https://www.rcdas.org>. In addition, a special promotion called “Clear the Shelters” sponsored by KNBC Channel 4 and Telemundo, Channel 52 will promote free adoptions through the month of August.

6. PUBLIC APPEARANCE/COMMENTS

Riverside County Board of Supervisor Karen Spiegel commended the City Council for their dedication to the City and their involvement in the community. She conveyed an invitation to the 11th Annual Riverside County Women’s Leadership Conference on Thursday, August 25, 2022. The conference provides networking opportunities and informative presentations and is now a partnership between Riverside County and the

Corona Chamber of Commerce. Further information is available at: <https://www.mychamber.org/wlc/>

Gary Conner stated that at the last Traffic Safety Committee, there was discussion concerning a multi-way stop at the intersection of 48th Street and Troth Street. City staff did not support the stop sign as it did not meet the criteria for analysis purposes. He presented information as to why he believes the stop sign is needed.

Mayor Chris Barajas asked Paul Toor, Director of Public Works to meet with the speaker.

Benny Torres stated that he has the same concerns as the previous speaker. He asked that the Council consider some traffic calming measures at the location of 48th Street and Troth Street. He also voiced concern that there is a large overgrown tree on Troth Street that he would like the City to remove.

Rena Rock echoed the previous speakers and their concerns about the need for a multi-way stop sign at 48th Street and Troth Street. She questioned City staff's recommendation that a stop sign is not warranted at this location.

7. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

There were no Council comments.

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

A. MAYOR CHRIS BARAJAS

- 1. Mayor Chris Barajas gave an update on the Interagency Coordinating Council meeting of July 22, 2022.**
- 2. Mayor Chris Barajas gave an update on the Western Riverside Council of Governments Executive Committee meeting of August 1, 2022.**

B. COUNCIL MEMBER BRIAN BERKSON

- 1. Council Member Brian Berkson gave an update on the Metrolink / Southern California Regional Rail Authority meeting of July 22, 2022.**

9. CITY MANAGER'S UPDATE

City Manager Rod Butler reported that the 'National Night Out' event was very successful and well attended. He acknowledged City staff members Tracey Torres, Devyn Fisher, and Linda Honojos for their assistance with the event. He thanked the Sheriff's Department for their participation.

10. APPROVAL OF MINUTES

A. JULY 21, 2022 REGULAR MEETING

A motion was made by Mayor Pro Tem Leslie Altamirano, seconded by Council Member Lorena Barajas Bisbee, to approve the Minutes of the July 21, 2022 regular meeting.

Ayes: L. Altamirano, C. Barajas, L. Barajas Bisbee, B. Berkson, 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 \$7,284,519.51

Requested Action: That the City Council ratify the check registers dated June 30 and July 7, 14, 20, and 21, 2022; as well as the payroll registers dated June 30 and July 8 and 22, 2022.

C. ACCEPTANCE OF THE FEDERAL AWARDS REPORT IN ACCORDANCE WITH UNIFORM GUIDANCE (SINGLE AUDIT REPORT)

Requested Action: That the City Council receive and file the federal awards report audited by the City's Independent Auditors, Eide Bailly (CPAs).

D. APPROVAL OF AGREEMENT WITH REACH OUT FOR FY 2022-23 FUNDING

Requested Action: That the City Council approve the Reach Out Agreement for FY 2022/23 funding in the amount of \$30,000 and authorize the Mayor to execute the Agreement.

E. APPROVAL OF THE ANNUAL AGREEMENT WITH THE JURUPA VALLEY CHAMBER OF COMMERCE INCLUDING THE COVID RELIEF ECONOMIC DEVELOPMENT PROGRAM

Requested Action: That the City Council approve the annual agreement between the City of Jurupa Valley and the Jurupa Valley Chamber of Commerce for an amount not to exceed \$25,000 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 MARK THOMAS, INC. FOR GRANT WRITING SERVICES FOR THE BRIDGE INVESTMENT PROGRAM

- 1. Requested Action: That the City Council approve the Agreement between the City of Jurupa Valley and Mark Thomas & Company, Inc. for grant writing services for the Bridge Investment Program and authorize the City Manager to execute the agreement in substantially the form and format attached to the staff report as approved by the City Attorney.
- 2. Authorize staff to submit the grant application for the Market Street Bridge project.

G. APPROVAL OF PURCHASE OF TWO TOYOTA RAV4 VEHICLES FROM CROWN TOYOTA

- 1. Requested Action: That the City Council approve the purchase of two Toyota RAV4 vehicles, utilizing funding from the Assembly Bill 2766 ("AB 2766") Program ("Program") of the South Coast Air Quality Management District, ("SCAQMD"), included in FY 2022-23 Budget; and
- 2. That the City Council approve re-appropriation of funds within the Public Works Department from the JVOC facility funds for the purchase of a 2021 Toyota RAV4 LE for the cost of \$36,725.

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

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

12. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

13. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER (1) AN ORDINANCE ADDING CHAPTER 9.267 TO THE JURUPA VALLEY MUNICIPAL CODE TO ESTABLISH AN INCLUSIONARY HOUSING REQUIREMENT AND AFFORDABLE HOUSING IN LIEU FEE AND MAKING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; (2) A RESOLUTION ADOPTING THE INCLUSIONARY HOUSING AND IN-LIEU FEE STUDY AND RECOMMENDATION ESTABLISHING INCLUSIONARY HOUSING FEES; AND (3) A RESOLUTION ESTABLISHING A FEE SCHEDULE PURSUANT TO CHAPTER 9.267 (INCLUSIONARY HOUSING) OF THE CITY OF JURUPA VALLEY MUNICIPAL CODE (CONTINUED FROM THE JULY 21, 2022 MEETING)

Staff Report presented by Dianne Guevara, Deputy Director of Community Development. Ms. Guevara reported that the demand for housing continues to outpace the supply, causing homeowners and renters to be housing cost burdened. As a result, state law requires cities to address regional housing needs. As part of the housing element, the City is required to demonstrate how the City will allow for housing development to occur. She reported that inclusionary housing is a local policy requiring developers to reserve a certain percentage of housing units for very low, low, and moderate income in new residential developments. Although over 170 cities have inclusionary housing policies, there are currently no cities in Riverside County that have inclusionary housing policies. In-lieu fees can be an option to building affordable units. Ms. Guevara outlined the Planning Commission's recommendations, which includes a 7%-10% affordable housing requirement and a \$4-\$14 in-lieu fee.

Further discussion followed.

Council Member Brian Berkson suggested that the Inclusionary Housing In-Lieu fee be due at building permit issuance to guarantee there will be no issues of non-payment.

Mayor Chris Barajas opened the public hearing and called for any public comments.

The City Clerk read a letter from Creiselda Terpoorten voicing support of the proposed Inclusionary Housing Ordinance, stating that it is a flexible tool which will help provide affordable housing for extremely low, very low, and low-income households.

Anna Gonzalez, representing the Center for Community Action and Environmental Justice thanked the City Council and staff for this item which will help solve the housing crisis in the City of Jurupa Valley. They are recommending the in-lieu fee be set at \$4.00 per square foot, which would allow both market rate and affordable homes built without resulting in undue hardship.

Joanne Silva, representing Inland Equity Community Land Trust, thanked the City Council for bringing forward an Inclusionary Housing Ordinance to help support permanent affordable housing production. They are recommending the in-lieu fee be set at \$4.00 per square foot as this fee would encourage developers to build affordable units as opposed to paying the fee.

Jeff Green, representing Inland Equity Community Land Trust, stated that they fully support the City Council's efforts as far as passing an HCD compliant housing element that includes the proposed inclusionary housing ordinance, which will qualify the City to obtain grant funding to address the current housing crisis.

Maribel Nunez, representing Inland Equity Community Land Trust, thanked the City Council and staff for bringing this item forward. She indicated that most people that live in Jurupa Valley are renters and this will allow the City to play an active role in helping residents build community wealth. She reiterated their recommendation that a development project include 7% inclusionary housing and a \$4.00 per square foot in-lieu fee.

Masaki Mendoza voiced support of the proposed Inclusionary Housing In-Lieu ordinance and fee, stating that it will provide a way for the City to provide affordable housing. He asked that other pro-development policies be adopted that will provide a superior quality of life and ensure young people will have affordable options that will allow them to remain in the City.

Rena Rock suggested that the Inclusionary Housing In-Lieu fee be raised to encourage developers to build affordable units.

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

Further discussion followed regarding the analysis of the affordability level and the in-lieu fee recommendation.

Council Member Brian Berkson suggested that there be a \$2.50 in-lieu fee, which would create a more stable incentive for the developer which is to provide affordable housing.

Further discussion followed

By consensus, the City Council agreed to modify the recommendation that the in-lieu fee shall be set at \$2.50 per square foot with a 7% affordability level per development and that the fee shall be paid at the time of building permit issuance.

A motion was made by Council Member Brian Berkson, seconded by Council Member Lorena Barajas Bisbee, to introduce Ordinance No. 2022-14, as amended and entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTER 9.267 TO TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE TO ESTABLISH AN INCLUSIONARY HOUSING REQUIREMENT AND AFFORDABLE HOUSING IN LIEU FEE AND MAKING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

A motion was made by Council Member Lorena Barajas Bisbee, seconded by Council Member Guillermo Silva, to adopt Resolution Nos. 2022-93 and 2022-94, entitled:

RESOLUTION NO. 2022-93 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, ADOPTING THE INCLUSIONARY HOUSING AND IN-LIEU FEE STUDY AND RECOMMENDATION ESTABLISHING INCLUSIONARY HOUSING FEES; AND

RESOLUTION NO. 2022-94 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, ESTABLISHING A FEE SCHEDULE PURSUANT TO CHAPTER 9.267 (INCLUSIONARY HOUSING) OF THE CITY OF JURUPA VALLEY MUNICIPAL CODE

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

- B. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 21347; GENERAL PLAN AMENDMENT (GPA) NO. 21013; CHANGE OF ZONE (CZ) NO. 21015; AMENDMENT NO. 4 TO SPECIFIC PLAN NO. 266; SITE DEVELOPMENT PERMIT (SDP) NO. 21115; AND SETBACK ADJUSTMENT (SBA) NO. 21003; PROJECT: “VERNOLA MARKETPLACE APARTMENT COMMUNITY” (PHASE B) - DEVELOP 8.34 ACRES OF VACANT LAND INTO 208-UNIT APARTMENT COMMUNITY; LOCATED SOUTH OF VERNOLA MARKETPLACE SHOPPING CENTER, EAST OF I-15 FREEWAY AND WEST OF PATS RANCH ROAD AT THE INTERSECTION OF 65TH STREET (APN: 152-640-005 AND 006); (APPLICANT: ANTHONY P. VERNOLA TRUST U/T/D)**

Staff Report presented by Thomas Gorham, Principal Planner. Mr. Gorham gave an overview of the required entitlements and the location of the proposed project. He reported that the proposed development is for a 208-unit apartment complex with a density of 25 units per acre. The site amenities include a pool and spa, dog park, play structure, common courtyards, and walking paths. He described the

development standards and the Conditions of Approval which include a requirement that the applicant will comply with any Council adopted inclusionary housing ordinance.

Further discussion followed.

Mayor Chris Barajas opened the public hearing and called for any public comments.

David Gilmour, AO Architecture, representing the applicant, spoke in support of the project. He reported that Phase B is a continuation of Phase A. He stated that Phase B was always intended to be part of the overall project. He stated that the project is meant to be a walkable project with many site specific amenities.

Rick Bondar, representing the Vernola Family, stated that there is access between Phase A and Phase B.

The City Clerk read a letter from Robert Alfaro voicing opposition to the proposed project as it will create more traffic congestion in the surrounding community.

The City Clerk read a letter from Concerned Residents of Stratford Township (Richmond Homes) stating that many of the residents were not informed about tonight's public hearing. The letter included signatures from residents who expressed concerns related to increased traffic that the development will cause.

Cindy Blumenshire voiced a concern that the project will increase existing traffic at Limonite and Pats Ranch Road. She stated that the previous grading for Phase A caused significant health issues for her and she is concerned that additional grading for Phase B may cause the same health issues.

Jo Ann McGuire stated that the back of her house abuts the existing Phase A apartments. She voiced concern that the proposed project will bring additional traffic to Pats Ranch Road.

Michael McNall asked how during the current drought, there will be adequate water for a 208-unit apartment, the pool and spa, and the project landscaping.

Masaki Mendoza stated that he is pro-development. He suggested that one of the ways to mitigate traffic concerns is to implement bike lanes, sidewalks, and public transit.

Rena Rock encouraged the Council to listen to the residents and consider the long-term effects of new development while also holding developers accountable.

Ryan Ketchum stated that his home backs up to Pats Ranch Road. He voiced opposition to the proposed project, stating that he would prefer to see a reduction

to 20 units per acre. He suggested that the developer do a better job of mitigating the dust from the project and that those requirements be enforced by the City.

Pamela Blynn stated that she would like to see more public transit in the City. She asked if the City is doing anything to require the developer to utilize drought tolerant landscaping.

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

Further discussion followed regarding traffic circulation and pedestrian improvements.

Council Member Lorena Barajas Bisbee requested that all of the bus shelters be covered as they are used frequently and should be comfortable for residents.

A motion was made by Mayor Pro Tem Leslie Altamirano, seconded by Council Member Lorena Barajas Bisbee, to adopt Resolution No. 2022-95, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING GENERAL PLAN AMENDMENT NO. 21013, AMENDMENT NO. 4 TO SPECIFIC PLAN NO. 266, SETBACK ADJUSTMENT NO. 21003, AND SITE DEVELOPMENT PERMIT NO. 21115 TO PERMIT THE CONSTRUCTION OF 208-UNIT APARTMENT COMMUNITY ON APPROXIMATELY 8.34 ACRES OF REAL PROPERTY LOCATED SOUTH OF VERNOLA MARKETPLACE SHOPPING CENTER, EAST OF I-15 FREEWAY AND WEST OF PATS RANCH ROAD AT THE INTERSECTION OF 65TH STREET (APNS: 152-640-005, -006)

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

Noes: None

Absent: None

A motion was made by Council Member Lorena Barajas Bisbee, seconded by Mayor Pro Tem Leslie Altamirano, to introduce Ordinance No. 2022-15, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP CHANGING THE ZONE OF APPROXIMATELY 8.34-ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF INTERSTATE 15 (I-15) AND THE WEST SIDE OF PATS RANCH ROAD AT THE INTERSECTION OF 65TH STREET; (APN:

152-640-005 AND 006); FROM INDUSTRIAL PARK (I-P) TO GENERAL RESIDENTIAL (R-3), AND MAKING FINDINGS PURSUANT TO CEQA

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

14. COUNCIL BUSINESS

A. REVIEW AND AWARD OF 2022-23 COMMUNITY SERVICE GRANTS

Staff Report presented by Michael Flad, Assistant City Manager.

Further discussion followed.

By consensus, the City Council requested that the grant award for the Corona-Norco YMCA be replaced with 3Ps Ministry.

A motion was made by Council Member Lorena Barajas Bisbee, seconded by Mayor Pro Tem Leslie Altamirano, to award funding to the 11 highest-ranking proposals and appropriate an additional \$15,000 toward the program from the General Fund undesignated fund balance, and replace the grant award for the Corona-Norco YMCA with 3Ps Ministry.

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

15. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson had no report.

16. COUNCIL MEMBER REPORTS AND COMMENTS

Council Member Guillermo Silva discussed the mosquitos nicknamed "ankle biters" and how the Northwest Mosquito and Vector Control District are working to eradicate them.

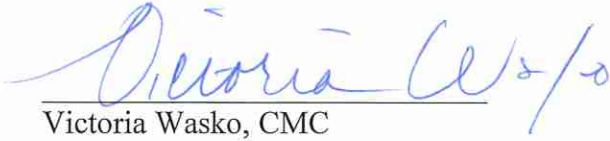
Mayor Pro Tem Leslie Altamirano commended the college students who have been coming to the Council meetings as she appreciates their willingness to voice their opinions. She thanked all those involved in National Night Out as it was a great family friendly event.

17. ADJOURNMENT

There being no further business before the City Council, Mayor Chris Barajas adjourned the meeting at 10:17 p.m.

The next meeting of the Jurupa Valley City Council will be held August 18, 2022 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 and is positioned above a horizontal line.

Victoria Wasko, CMC
City Clerk