

**MINUTES  
OF THE REGULAR MEETING  
OF THE JURUPA VALLEY CITY COUNCIL  
September 2, 2021**

The meeting was held at the Jurupa Valley City Council Chamber, 8930 Limonite Avenue,  
Jurupa Valley, CA

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

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

Mayor Lorena Barajas called the regular meeting to order at 7:12 p.m.

**2. INVOCATION** was given by Pastor Alejandro Rios from Iglesia Cristiana Bautista Nueva Esperanza.

**3. PLEDGE OF ALLEGIANCE** was led by Rod Butler.

**4. APPROVAL OF AGENDA**

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

**Ayes: L. Altamirano, C. Barajas, L. Barajas, 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 September, “Ricky”, an 11 month-old Chihuahua Mix was introduced to the Council. Anyone interested in giving Ricky a home is invited to contact the City’s Animal Control Services Department at <https://www.rcdas.org>.

**B. PROCLAMATION PROCLAIMING SEPTEMBER 17, 2021 AS CONSTITUTION WEEK**

Mayor Lorena Barajas invited Judy Dillard, Chapter Regent with the Daughters of the American Revolution to accept a Proclamation celebrating Constitution Week.

Ms. Dillard accepted the Proclamation and invited the Council to the Historic Grave Marker Dedication honoring Aurantia Chapter founders and local Riverside community leaders on Saturday October 23<sup>rd</sup> at 10:00 am at the Evergreen Cemetery.

**C. UPDATE ON THE JURUPA AREA RECREATION AND PARK DISTRICT PRESENTED BY COLBY DIUGUID, GENERAL MANAGER**

Colby Diuguid, General Manager, Jurupa Area Recreation and Park District gave an update on the Jurupa Area Recreation and Park District. He provided information on all of the facilities and recreation programs that have resumed operations after the COVID-19 shutdown. He announced upcoming events and the new Market Night Tuesdays at the Skyview Event Center, which features original hand crafted items.

**D. UPDATE ON THE JURUPA GRADE SEPARATION PROJECT – PRESENTED BY ANDREA SUAREZ, PRINCIPAL, CONNECT & COMPANY**

Andrea Suarez, representing Connect & Company, gave a presentation on the Jurupa Road Grade Separation Project. She provided a project overview, their public outreach efforts and a proposed timeline of the project. She announced that a special website has been created for individuals who would like to stay informed about the project: <https://www.jurupagradeseperation.com/>

**6. PUBLIC APPEARANCE/COMMENTS**

Christian Mejia stated that as a long-time resident for over 30 years, he would like to know what is being done to increase economic development and address various code enforcement issues. He voiced concern that there are several RV's parked on his street.

Mr. Butler referred Mr. Mejia to City staff.

Scott Eugene Cates presented a packet of information regarding recent eviction activities at his residence and voiced concern that he has been locked out of his longtime home.

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

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

**A. MAYOR PRO TEM CHRIS BARAJAS**

- 1. Mayor Pro Tem Barajas gave an update on the Transportation Uniform Mitigation Fee (TUMF) Northwest Zone Executive meeting of August 23, 2021.**

2. **Mayor Pro Tem Barajas gave an update on the Western Riverside Council of Governments - Administration & Finance Committee meeting of September 1, 2021.**
3. **Mayor Pro Tem Barajas gave an update on the Joint Western Community Energy/Technical Advisory Committee meeting of September 2, 2021.**

**9. CITY MANAGER'S UPDATE**

City Manager Rod Butler reported that City Hall will be closed on Monday, September 6<sup>th</sup> in observance of Labor Day. City Hall will resume regular office hours on Tuesday, September 7<sup>th</sup>. He announced that due to a scheduling conflict, the September 16<sup>th</sup> Council meeting has been canceled. The next regular meeting will be held Thursday, October 7, 2021. There may be a special meeting next week to consider one item. The Agenda will be distributed once the date is confirmed.

**10. APPROVAL OF MINUTES**

**A. AUGUST 19, 2021 REGULAR MEETING**

**A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Leslie Altamirano, to approve the Minutes of the August 19, 2021 regular meeting.**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, 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 \$5,870,392.86**

Requested Action: That the City Council ratify the check registers dated July 29, and August 5, 12 and 19, 2021 as well as the payroll registers dated July 23, and 31 and August 6, 2021.

**C. APPROVAL TO PURCHASE ONE FORD ESCAPE HYBRID FROM FRITTS FORD**

Requested Action: That the City Council approve the purchase of one Ford Escape Hybrid vehicle, utilizing funding from the Assembly Bill 2766 Program of the South Coast Air Quality Management District.

**D. ACCEPTANCE OF OFFERS OF DEDICATION AT THE RUBIDOUX BOULEVARD AND STOCKDALE COURT INTERSECTION (DAVIS JCR RUBIDOUX INDUSTRIAL LAND OWNER, LLC)**

1. Requested Action: That the City Council accept dedication as follows:
  - a. Accept the offer of dedication of an easement for public road and drainage purposes including public utility and public services purposes over Parcel “A” as shown on Exhibit B of DED21-001.
  - b. Accept the offer of dedication of an easement for public road and drainage purposes including public utility and public services purposes over Parcel “A” as shown on Exhibit B of DED21-002.
2. Authorize the Director of Public Works and City Clerk to sign the Acceptance of Dedication of DED21-001.
3. Authorize the Director of Public Works and City Clerk to sign the Acceptance of Dedication of DED21-002.

**E. APPROVAL OF FINAL TRACT MAP 36823 LOCATED ON THE SOUTHWEST CORNER OF LIMONITE AVENUE AND DOWNEY STREET INCLUDING ACCEPTANCE OF OFFERS OF DEDICATION, APPROVAL OF SUBDIVISION AGREEMENTS, AND ACCEPTANCE OF IMPROVEMENT BONDS (RICHMOND AMERICAN HOMES OF MARYLAND, INC.) – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION**

1. Requested Action: That the City Council approve Tract Map 36823 and accept the dedications as follows:
  - a. Accept the real property described as an easement for street and public utility purposes over all of Lots “A” through “I”, inclusive as shown on Tract Map 36823.
2. Authorize the Mayor and City Clerk to sign Tract Map 36823; and
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.

**F. ACCEPTANCE OF OFFERS OF DEDICATION ON THE WEST SIDE OF RUBIDOUX BOULEARD, SOUTH OF 26<sup>TH</sup> STREET AND NORTH OF 28<sup>TH</sup> STREET (ICE BOX DEVELOPMENTS, LLC)**

1. Requested Action: That the City Council accept the offer of dedication of an easement for public road and drainage purposes including public utility and public services purposes over Parcel “D” of LLA No. 20001, as shown on Exhibit B of DED21-004.

2. Authorize the Director of Public Works and City Clerk to sign the Acceptance of Dedication of DED21-004.

**G. CONSIDERATION AND APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH RSG, INC. FOR AN AFFORDABLE HOUSING IN-LIEU FEE STUDY**

Requested Action: That the City Council approve a Professional Services Agreement between the City of Jurupa Valley and RSG, Inc. in the amount of \$44,135 for an affordable housing in-lieu fee study, and authorize the Mayor to execute the Agreement on behalf of the City.

**A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to approve the Consent Calendar, with the exception of Item 11.E, which was removed for further discussion.**

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

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

**11.E APPROVAL OF FINAL TRACT MAP 36823 LOCATED ON THE SOUTHWEST CORNER OF LIMONITE AVENUE AND DOWNEY STREET INCLUDING ACCEPTANCE OF OFFERS OF DEDICATION, APPROVAL OF SUBDIVISION AGREEMENTS, AND ACCEPTANCE OF IMPROVEMENT BONDS (RICHMOND AMERICAN HOMES OF MARYLAND, INC.) – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION**

Mayor Lorena Barajas removed Item 11.E from the Consent Calendar at the request of City Attorney Peter Thorson. Mr. Thorson recommended that this item be pulled and not acted upon as there were certain surety bonds for the offsite improvements that were not received by the City and those bonds will not be available until

sometime next week. He recommended that the City Council hold a special meeting to approve this item when the bonds are received as the developer is under a tight deadline. No further action was taken.

**13. PUBLIC HEARINGS**

**A. PUBLIC HEARING TO CONSIDER ZONING CODE AMENDMENT NO. 20004 (ZCA20004) REVISING THE CITY’S MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS**

Joe Perez, Community Development Director, presented the staff report. He provided background information on this item and reported that in response to the number of housing bills passed by the state legislature, the Planning Commission conducted several study sessions to develop some refinements to the City’s multiple-family residential standards which culminated in an approval by the Planning Commission at their August 11, 2021 meeting when they voted to approve these standards. Mr. Perez gave an overview of the proposed standards. He noted that the Council recommendation includes an additional clarifying statement from Palm Communities to Section 9.240.545 of the Jurupa Valley Municipal Code.

Mayor Lorena Barajas opened the public hearing.

Further discussion followed.

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

Further discussion followed.

**A motion was made by Council Member Guillermo Silva, seconded by Mayor Pro Tem Chris Barajas, to introduce Ordinance No. 2021-19, as amended to include the language requested by Palm Communities, and entitled:**

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA REVISING THE JURUPA VALLEY MUNICIPAL CODE PERTAINING TO MULTIPLE FAMILY DEVELOPMENT STANDARDS AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15061 (B) (3) OF THE CEQA GUIDELINES**

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

**B. PUBLIC HEARING TO CONSIDER AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, EXTENDING INTERIM URGENCY ORDINANCE NO. 2021-18, IMPOSING A TEMPORARY MORATORIUM ON EXPANSION OR ESTABLISHMENT OF GASOLINE SERVICE STATIONS FOR AN ADDITIONAL PERIOD OF 10 MONTHS AND 15 DAYS**

Joe Perez, Community Development Director, presented the staff report.

Mayor Lorena Barajas opened the public hearing.

Moti Balyan, Sai Land Investments Inc., requested that the Council not extend the moratorium. He presented written bullet points to support his argument against the moratorium. He offered to answer any questions.

Further discussion followed.

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

**A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Leslie Altamirano, to adopt Urgency Ordinance No. 2021-20, entitled:**

**AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, EXTENDING INTERIM URGENCY ORDINANCE NO. 2021-18, ENACTED PURSUANT TO GOVERNMENT CODE SECTION 65858, ESTABLISHING A TEMPORARY MORATORIUM ON THE APPROVAL OF APPLICATIONS FOR BUILDING PERMITS OR OTHER ENTITLEMENTS FOR NEW GASOLINE SERVICE STATION USES OR THE EXPANSION OF EXISTING GASOLINE SERVICE STATION USES IN THE CITY OF JURUPA VALLEY, DECLARING THE URGENCY THEREOF AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO GUIDELINES SECTION 15061 (B)(3)**

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

**14. COUNCIL BUSINESS**

**15. CITY ATTORNEY'S REPORT**

City Attorney Peter Thorson had no report.

**16. COUNCIL MEMBER REPORTS AND COMMENTS**

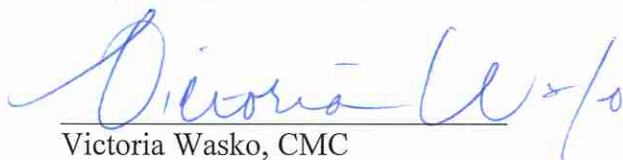
There were no additional Council comments.

**17. ADJOURNMENT**

There being no further business before the City Council, Mayor Lorena Barajas adjourned the meeting at 8:49 p.m.

The next meeting of the Jurupa Valley City Council will be held October 7, 2021 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