

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
October 7, 2021**

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

1. 5:30 PM - JOINT STUDY SESSION WITH THE PLANNING COMMISSION

CALL TO ORDER – CITY COUNCIL:

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

CALL TO ORDER – PLANNING COMMISSION:

- Penny Newman, Chair
- Arleen Pruitt, Chair Pro Tem
- Armando Carmona, Planning Commissioner
- Hakan Jackson, Planning Commissioner
- Laura Shultz, Planning Commissioner

Mayor Lorena Barajas called the joint Council meeting to order at 5:37 p.m. Hakan Jackson was absent.

2. JOINT STUDY SESSION:

A. TRUCK INTENSIVE USE ORDINANCE, LAND USE STUDY AND NORTH PYRITE MASTER PLAN

Staff Report presented by Jim Pechous, Principal Planner. Mr. Pechous reported that the intent of the special study session is for the City Council and Planning Commission to receive a staff presentation on the Truck Intensive Use Ordinance, Land Use Study and North Pyrite Master Plan.

John Shardlow, Gresham Savage, stated that his law office represents Team Truck Dismantling, Inc. and Pyrite Leasing, LLC who are property owners in the North Pyrite Master Plan. He stated that the North Pyrite Master Plan and the truck intensive uses purposes are “completely contrary.” He referenced his letter to the Council and Planning Commission dated October 6, 2021 and requested additional time so that he and his clients may have further dialogue about this issue.

Jack Harrill, representing Crow Holdings stated that they have been in escrow for a property in the north Pyrite Master Plan area and they concur with staff's recommendation for further study. He indicated that they have been experiencing challenges in marketing sites for office and retail uses in the Inland Empire.

Jim Kozak, President, Strategic Land Partners, thanked City Manager Rod Butler and staff for opening up the dialogue with the landowners. He represents a client that owns property in the North Pyrite Master Plan area. He discussed the challenges in developing this area due to the proximity to the Stringfellow site. He asked that other types of uses be considered.

Tom Searles spoke about the opportunity to do something really special in this area. He complimented Penny Newman for her environmental advocacy and her efforts to clean up the Stringfellow site. He supports staff's recommendation to take the next 90 days to further study this area.

Following the presentation, the City Council and Planning Commission provided comments to Staff, but no action was taken on these items.

3. 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 Council meeting to order at 7:00 p.m.

4. INVOCATION was given by Pastor Jeremy Williams, Grace Fellowship Church.

5. PLEDGE OF ALLEGIANCE was led by Joe Perez.

6. APPROVAL OF AGENDA

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

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

7. PRESENTATIONS

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

The City's Pet of the Month for October, "P.J., a two-year old Chihuahua Mix was introduced to the Council. Anyone interested in giving P.J. a home is invited to contact the City's Animal Control Services Department at <https://www.rcdas.org>.

B. INLAND EMPIRE RESOURCE CONSERVATION DISTRICT - PRESENTED BY MANDY PARKES, DISTRICT MANAGER

Mandy Parkes, District Manager of the Inland Empire Resource Conservation District gave a presentation on the Louis Robidoux Parkland and Pecan Grove Consortium. She introduced Joanna Gibson and Chris Jones from the San Bernardino Valley Municipal Water District who are working together to reimagine the former Louis Robidoux Nature Center, which was destroyed by a fire back in 2019. She outlined their plans to bring this property back to its original functionality. Further information is available by visiting their website: <https://www.louisrobidouxparkland.org/>

C. PROCLAIMING THE 2ND WEEK OF OCTOBER AS "CODE ENFORCEMENT OFFICER WEEK"

Mayor Lorena Barajas and members of the City Council commended Keith Clarke and the Code Enforcement staff for their outstanding efforts. Mayor Barajas presented Mr. Clarke with a Proclamation proclaiming the 2nd week of October as "Code Enforcement Officer Week."

8. PUBLIC APPEARANCE/COMMENTS

Henry Escalera voiced a concern that a motorist is parking his car with a detached trailer at Downey between Limonite and 61st Street. He presented photographs of the Downey Park area showing an accumulation of trash that visitors are leaving near residential homes. He urged the Council to close off access to the park.

9. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Mayor Lorena Barajas encouraged everyone to participate in "The Great California Shakeout Drill" that will be held on Thursday, October 21 at 10:21 a.m. She stated that a major earthquake can happen at any time or anywhere and this exercise provides the opportunity to be better prepared. City Hall staff/guests will be participating in the drill and practicing an evacuation drill directly afterwards. Further information is available at: www.Shakeout.org

Mayor Lorena Barajas asked that tonight's meeting be adjourned in memory of Moreno Valley City Councilwoman Victoria Baca.

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

A. MAYOR LORENA BARAJAS

1. Mayor Barajas gave an update on the Western Riverside County – Regional Conservation Authority meetings of September 13, 2021 and October 4, 2021.

B. MAYOR PRO TEM CHRIS BARAJAS

1. Mayor Pro Tem Chris Barajas gave an update on the Western Riverside Council of Governments Administration & Finance Committee meeting of September 8, 2021.
2. Mayor Pro Tem Chris Barajas gave an update on the Western Riverside Council of Governments Executive Committee meeting of September 13, 2021.
3. Mayor Pro Tem Chris Barajas gave an update on the Interagency Coordinating Council meeting of September 24, 2021.

C. COUNCIL MEMBER LESLIE ALTAMIRANO

1. Council Member Altamirano gave an update on the Northwest Mosquito and Vector Control District board meeting of September 16, 2021.

D. COUNCIL MEMBER BRIAN BERKSON

1. Council Member Berkson gave an update on the Northwest Transportation Now Coalition meeting of September 9, 2021.
2. Council Member Berkson gave an update on the Metrolink / Southern California Regional Rail Authority – Audit and Finance Committee meeting of September 10, 2021.
3. Council Member Berkson gave an update on the Riverside County Transportation Commission meeting of September 15, 2021.
4. Council Member Berkson gave an update on the Mobile Source Air Pollution Reduction Review meeting of September 16, 2021.
5. Council Member Berkson gave an update on the Riverside Transit Agency meeting of September 23, 2021.

6. **Council Member Berkson gave an update on the Metrolink / Southern California Regional Rail Authority meeting of September 24, 2021.**

11. CITY MANAGER’S UPDATE

City Manager Rod Butler announced that the FY 2021-2022 Annual City Budget is available and can be accessed on the City’s website at: www.jurupavalley.org

Michael Flad, Assistant City Manager, reported on Council Member Leslie Altamirano and Council Member Brian Berkson’s attendance at the California Contract Cities Fall Educational Summit in Indian Wells, Ca, which was held from September 16th through September 18th.

12. APPROVAL OF MINUTES

A. SEPTEMBER 2, 2021 REGULAR MEETING

B. SEPTEMBER 16, 2021 SPECIAL MEETING

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to approve the Minutes of the September 2, 2021 regular meeting and the September 16, 2021 special meeting.

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

Noes: None

Absent: None

13. 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 \$10,020,038.42

Requested Action: That the City Council ratify the check registers dated August 26, and September 1, 9, 16 and 23, 2021 as well as the payroll registers dated August 20, and 31 and September 3 and 17, 2021.

C. ORDINANCE NO. 2021-19

Requested Action: That the City Council conduct a second reading and adopt Ordinance No 2021-19, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE JURUPA VALLEY MUNICIPAL CODE CONCERNING MULTIPLE FAMILY DWELLING DEVELOPMENT STANDARDS, AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3) OF THE CEQA GUIDELINES

D. 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.

E. APPROVAL OF A DIGITAL DISPLAY AGREEMENT WITH GEORGIOS, LLC FOR THE PROPERTY LOCATED AT 7621 GRANITE HILL DRIVE, JURUPA VALLEY CALIFORNIA 92509 (DISCOVERY CENTER)

Requested Action: That the City Council adopt Resolution No. 2021-83, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING A DIGITAL DISPLAY AGREEMENT PURSUANT TO JURUPA VALLEY MUNICIPAL CODE SECTION 9.245.030.I WITH GEORGIOS, LLC, FOR THE PROPERTY LOCATED AT 7621 GRANITE HILL DRIVE AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061 AND 15304 OF THE CEQA GUIDELINES

F. APPROVAL OF A DIGITAL DISPLAY AGREEMENT WITH GEORGIOS, LLC FOR THE PROPERTY LOCATED AT 11347 RIVERSIDE DRIVE, JURUPA VALLEY, CALIFORNIA

Requested Action: That the City Council adopt Resolution No. 2021-84, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, APPROVING A DIGITAL DISPLAY AGREEMENT PURSUANT TO JURUPA VALLEY MUNICIPAL CODE SECTION 9.245.030.I WITH GEORGIOS, LLC, FOR THE PROPERTY LOCATED AT 11347 RIVERSIDE DRIVE AND FINDING AN EXEMPTION FROM

**CEQA UNDER SECTION 15061 AND 15304 OF THE CEQA GUIDELINES
BACKGROUND**

**G. RESOLUTION ACCEPTING CERTAIN STREETS INTO THE CITY
MAINTAINED STREET SYSTEM FOR TRACT MAP 36702 LOCATED ON
THE EAST SIDE OF STONE AVENUE 200 FEET SOUTH OF
MARTINGALE DRIVE (STONE RANCH, LLC C/O CRESTWOOD
CORPORATION)**

1. Requested Action: That the City Council authorize the City Manager to record the Notice of Completion; and
2. Authorize the City Engineer to reduce the Performance Bond and Material and Labor Bond for the street improvements to start the one-year warranty period; after which the City Engineer may fully release the bond; and
3. Authorize the City Engineer to release the Monument Bond 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.
4. Adopt Resolution No. 2021-78, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE
CITY MAINTAINED STREET SYSTEM (TRACT MAP 36702
LOCATED ON THE EAST SIDE OF STONE AVENUE 200 FEET
SOUTH OF MARTINGALE DRIVE). PURSUANT TO STREETS
AND HIGHWAYS CODE SECTION 1806**

**H. AMENDMENT NO. 7 TO THE AGREEMENT FOR SERVICES WITH
SOFTSCAPES CORPORATION FOR SPECIAL DISTRICT
LANDSCAPING SERVICES**

Requested Action: That the City Council approve the Seventh Amendment to the Agreement for Special District Landscaping Services between the City of Jurupa Valley and Softscapes Corporation 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.

**I. APPROVAL TO PURCHASE ONE 2021 JOHN DEERE 210L LOADER
FROM RDO EQUIPMENT COMPANY**

Requested Action: That the City Council approve the purchase of one 2021 John Deere 210L loader from RDO Equipment Company.

J. RESOLUTION OF INTENTION TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT PUBLIC SAFETY, CFD PS 2021-001 (PARADISE KNOLLS); GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LIMONITE AVENUE AND DOWNEY STREET, TR36822

Requested Action: That the City Council adopt Resolution No. 2021-82, entitled:

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT PUBLIC SAFETY 2021-001 (CFD PS 2021-001, PARADISE KNOLLS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT PUBLIC SAFETY 2021-001 (CFD PS 2021-001, PARADISE KNOLLS)

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

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

14. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

15. PUBLIC HEARINGS

A. PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY (ZONE X) 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; NORTHWEST CORNER OF CANTU-GALLEANO RANCH ROAD AND ETIWANDA AVENUE INTERSECTION (HORIZON BUSINESS PARK)

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

Mayor Lorena Barajas opened the public hearing.

Further discussion followed.

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

At the request of Mayor Barajas, the City Clerk reported that one owner cast one ballot. All votes cast were in favor of the annexation.

A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Chris Barajas, to adopt Resolution No. 2021-79, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ORDERING THE ANNEXATION OF TERRITORY (ZONE X); LOCATED AT THE NORTHWEST CORNER OF CANTU-GALLEANO RANCH ROAD AND ETIWANDA 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 2022-23 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, L. Barajas, B. Berkson, G. Silva
Noes: None
Absent: None**

B. PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS AND ADOPTION OF A RESOLUTION TO AMEND THE TRANSPORTATION UNIFORM MITIGATION FEE APPLICABLE TO ALL NEW DEVELOPMENT IN THE CITY OF JURUPA VALLEY

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

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 Mayor Pro Tem Chris Barajas, seconded by Council Member Leslie Altamirano, to adopt Resolution No. 2021-80, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) APPLICABLE TO ALL DEVELOPMENTS IN THE CITY OF JURUPA VALLEY

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

C. PUBLIC HEARING REGARDING SUBMISSION OF THE 2020-2021 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

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

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 Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to receive and file the 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER); and adopt Resolution No. 2021-81, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPTING AND APPROVING THE CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) AND AUTHORIZING SUBMISSION OF THE REPORT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

16. COUNCIL BUSINESS

A. STUDY SESSION: MASTER APPLICATION NO. MA21189 (PAR21007); PRE-APPLICATION FOR VERNOLA RANCH, A PROPOSED PLANNED UNIT DEVELOPMENT (PUD) ON 153 ACRES LOCATED AT 12080 BELLEGRAVE AVENUE (APN: 160-050-070); (APPLICANT: SKY COUNTRY INV. CO. MGP VERNOLA AND MCCABE TRUST)

Andrea Hoff, Associate Planner, presented the staff report. Ms. Hoff reported that the purpose of this study session is for the City Council to receive an introduction to the project design and identify items of concern or request additional information prior to formal application submittal and eventual public hearings.

Further discussion followed.

Rick Bondar, representing the Vernola Family and Sky Country Investment Company gave a PowerPoint presentation on the proposed project. He provided an overview of the project, which will include residential, commercial, and a possible school site.

Geoff Smith, Vice President, Lennar, provided their vision for the Vernola Ranch development. Mr. Smith reported that the new community will provide a broad range of housing types, commercial, and retail uses.

Betty Anderson voiced concern that this area has always been seen as the City's main commercial corridor and she is not in favor of reducing the commercial for high-density housing as it will bring additional traffic. She stated that she is opposed to having the lower priced housing units built up against the freeway.

Geoff Smith, Vice President, Lennar, provided information on the farmhouse entry, the greenbelt buffer, and the community paseo that will include community gardens, dog parks, exercise facilities, and other amenities. He offered to answer any questions.

Following the presentation, the City Council provided comments to Staff, but no action was taken on this item.

17. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson had no report.

18. COUNCIL MEMBER REPORTS AND COMMENTS

Mayor Pro Tem Chris Barajas reported that last week there was an event in the City called "Drive Electric Week." He noted that Tesla and other EV Clubs were available to raise awareness of the benefits of all-electric and plug-in hybrid cars. He thanked Michelle Pierce, Tesla, and all the EV Clubs for coming out to Jurupa Valley.

Council Member Brian Berkson commented on the ground breaking for the Jurupa Grade Separation Project, stating that it was nice to see everyone come out to celebrate this project.

19. CONVENE TO CLOSED SESSION AT 10:10 PM

A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS

There were no public comments regarding the closed session items.

- B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS.** The City Council met in closed session pursuant to Government Code Section 54956.8 regarding the granting of a utility easement to Southern California Edison generally along Pat’s Ranch Road from Cantu-Galliano Road to Limonite as provided and described in the “Decision Granting a Certificate of Public Convenience and Necessity for the Riverside Transmission Reliability Project” approved by the California Public Utilities Commission on March 12, 2020 (Case No. A.15-04-013; Decision No. 20-03-001). The parties to the negotiations for the grant of the easement are: City of Jurupa Valley and Southern California Edison. Negotiators for the City of Jurupa Valley are: Rod Butler, Paul Toor, Steve Loriso, Tilden Kim, Stephen Lee and Paula Gutierrez-Baeza. Under negotiation are the terms of the grant of the easement.
- C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS.** The City Council met in closed session pursuant to Government Code Section 54956.8 regarding the potential lease/license of City-owned real property located at 5626 Mission Boulevard, California to United Sikh Mission. The parties to the negotiations for the lease/license agreement are the City of Jurupa Valley and United Sikh Mission. Negotiators for the City of Jurupa Valley are: Rod Butler and Michael Flad. Under negotiation are the price and terms of the lease/license agreement.
- D. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION.** The City Council met in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(1) with respect to one matter of pending litigation: *In re National Prescription Opioid Litigation, MDL No. 2804 (Federal District Court N.D. Ohio)*.

20. RECONVENE IN OPEN SESSION

A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION

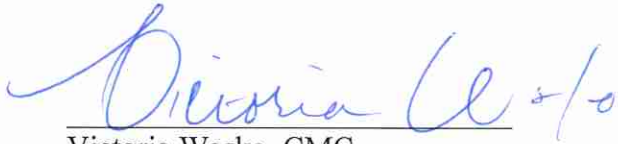
City Attorney Peter Thorson announced that there were no reportable actions taken.

21. ADJOURNED IN MEMORY

There being no further business before the City Council, Mayor Lorena Barajas adjourned the meeting in memory of Moreno Valley City Councilwoman Victoria Baca at 11:07 p.m.

The next meeting of the Jurupa Valley City Council will be held October 21, 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" followed by a flourish that looks like "e/o".

Victoria Wasko, CMC
City Clerk