

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
October 20, 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 Pro Tem Leslie Altamirano called the regular meeting to order at 7:00 p.m. Mayor Chris Barajas was absent.

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

3. PLEDGE OF ALLEGIANCE was led by Joe Perez.

4. APPROVAL OF AGENDA

A motion was made by Council Member Guillermo Silva, seconded by Council Member Lorena Barajas Bisbee, to approve the Agenda.

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

5. PRESENTATIONS

6. PUBLIC APPEARANCE/COMMENTS

The City Clerk announced that she received an email from Andrew Ramirez regarding complex policies that are not explained fully to the public. He suggested that a pigovian tax be established on developers both industrial and residential to mitigate negative impacts.

Vera Lara voiced a concern that a place of business off Market Street is creating a loud humming noise. She explained that she has discussed this issue with Code Enforcement and the Sheriff's Department, however, the loud noise is continuing to interfere with her quality of life.

Mayor Pro Tem Leslie Altamirano referred Ms. Lara to Mr. Keith Clarke, the City's Building Official.

7. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Council Member Guillermo Silva congratulated Josie Gaytan and Reach Out for the “Dia de los Muertos” event last Saturday, stating that it was a wonderful event and it brought back memories of his childhood.

Mayor Pro Tem Leslie Altamirano thanked the USM Food Pantry for hosting a Community Health Fair on Sunday.

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

A. COUNCIL MEMBER BRIAN BERKSON

1. Council Member Brian Berkson gave an update on the Riverside County Transportation Commission meeting of October 12, 2022.
2. Council Member Brian Berkson gave an update on the Northwest Transportation Now Coalition meeting of October 13, 2022.
3. Council Member Brian Berkson gave an update on the Metrolink / Southern California Regional Rail Authority – Audit and Finance Committee meeting of October 14, 2022.
4. Council Member Brian Berkson gave an update on the Mobile Source Air Pollution Annual workshop of October 20, 2022

B. COUNCIL MEMBER GUILLERMO SILVA

1. Council Member Guillermo Silva gave an update on the Northwest Mosquito and Vector Control District meeting of October 20, 2022.

9. CITY MANAGER’S UPDATE

City Manager Rod Butler announced the following upcoming events: The Veterans Day Community Parade will be held on Saturday, November 12, 2022. The annual Tree Lighting Ceremony/Open House will take place on Friday, December 2, 2022 at City Hall.

10. SHERIFF’S DEPARTMENT UPDATE

Chief Jason Sexton gave an overview of the City’s Traffic Enforcement program that included statistics for primary collision factors and enforcement results from the Traffic Enforcement Team. Chief Sexton discussed the addition of two additional motor officers, which were approved by the City Council. He noted that due to supply chain delays, the

delivery of the motorcycles has been delayed. Nonetheless, he will continue to assign traffic deputies during the high-incident time periods.

Following the presentation, members of the Council thanked Chief Sexton for his outstanding law enforcement efforts.

11. APPROVAL OF MINUTES

A. OCTOBER 6, 2022 REGULAR MEETING

A motion was made by Council Member Lorena Barajas Bisbee, seconded by Council Member Guillermo Silva, to approve the Minutes of the October 6, 2022 regular meeting.

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

12. 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. ORDINANCE NO 2022-17

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2022-17, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE TO CLASSIFY SMALL AND LARGE FAMILY DAY CARE HOMES AS PERMITTED USES IN ALL RESIDENTIAL ZONES, AND MAKING A FINDING OF EXEMPTION FROM CEQA UNDER 15061 (B) (3) OF THE CEQA GUIDELINES

C. REAFFIRM FINDINGS AUTHORIZING CITY COUNCIL TO MEET IN WHOLE OR IN PART BY TELECONFERENCING UNDER GOVERNMENT CODE SECTION 54953(e) DURING THE COVID-19 STATE AND LOCAL EMERGENCY

Requested Action: That the City Council adopt Resolution No. 2022-104, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING PUBLIC MEETINGS OF THE CITY COUNCIL TO BE HELD WITH A TELECONFERENCE OPTION FOR MEMBERS OF THE CITY COUNCIL AND THE PUBLIC DUE TO THE GOVERNOR’S DECLARATION OF EMERGENCY AND THE CITY COUNCIL’S DECLARATION OF LOCAL EMERGENCY PURSUANT TO GOVERNMENT CODE SECTION 54953(e), AND MAKING FINDINGS AND DETERMINATIONS REGARDING THE SAME

D. AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND DISABILITY ACCESS CONSULTANTS, LLC FOR THE CITY ADA SELF-EVALUATION AND TRANSITION PLAN

Requested Action: That the City Council approve the agreement between the City of Jurupa Valley and Disability Access Consultants, LLC for the Americans with Disabilities Act Self-evaluation and Transition Plan, for an amount not to exceed \$153,130.00 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.

E. CONSIDERATION OF THE ADOPTION OF THE NEW CALIFORNIA BUILDING CODES AND THE CALIFORNIA FIRE CODE AND SETTING THE PUBLIC HEARING FOR ADOPTION OF THESE CODES FOR NOVEMBER 17, 2022 – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

1. Requested Action: That the City Council set the public hearing on the adoption of the Building Codes Ordinance and Fire Code Ordinance for November 17, 2022 and direct the City Clerk to publish notice of this public hearing and the proposed adoption of these codes in the manner required by law.
2. That the City Council conduct a first reading and introduce Ordinance No. 2022-18, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING CHAPTER 8.05, ADOPTION OF CONSTRUCTION CODES, TO TITLE 8 OF THE JURUPA VALLEY MUNICIPAL CODE AND ADOPTING BY REFERENCE (1) THE 2022 CALIFORNIA BUILDING CODE, (2) THE 2022 CALIFORNIA HISTORICAL BUILDING CODE, (3) THE 2022 CALIFORNIA EXISTING BUILDING CODE, (4) THE 2022 CALIFORNIA MECHANICAL CODE, (5) THE 2022 CALIFORNIA PLUMBING CODE, (6) THE 2022 CALIFORNIA ELECTRICAL CODE, (7) THE 2022 CALIFORNIA ENERGY CODE, (8) THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, (9) THE

2022 CALIFORNIA REFERENCE STANDARDS CODE, (10) THE 2022 CALIFORNIA RESIDENTIAL CODE, (11) THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE, TOGETHER WITH CERTAIN AMENDMENTS AND DELETIONS TO SUCH CODES AND AMENDING CHAPTER 8.10, ADOPTION OF FIRE CODES, TO TITLE 8 OF THE JURUPA VALLEY MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2019 EDITION OF THE CALIFORNIA FIRE CODE, TOGETHER WITH CERTAIN AMENDMENTS AND DELETIONS TO SUCH CODE

F. AMENDMENT NO. 1 TO THE AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND JURUPA AREA RECREATION AND PARK DISTRICT TO OPERATE THE EDDIE DEE SMITH SENIOR CENTER

Requested Action: That the City Council approve the First Amendment to the Agreement for Operation of the Eddie Dee Smith Senior Center between the City of Jurupa Valley and Jurupa Area Recreation and Park District 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.

A motion was made by Council Member Lorena Barajas Bisbee, seconded by Council Member Guillermo Silva, to approve the Consent Calendar, with the exception of Item 12.E, which was removed for further discussion.

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

13. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

12.E CONSIDERATION OF THE ADOPTION OF THE NEW CALIFORNIA BUILDING CODES AND THE CALIFORNIA FIRE CODE AND SETTING THE PUBLIC HEARING FOR ADOPTION OF THESE CODES FOR NOVEMBER 17, 2022 – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Council Member Brian Berkson requested that Item 13.E be removed for further discussion.

Keith Clarke, Building Official, provided additional information and responded to Council's comments.

A motion was made by Council Member Brian Berkson, seconded by Council Member Lorena Barajas Bisbee, to introduce Ordinance No. 2022-18, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING CHAPTER 8.05, ADOPTION OF CONSTRUCTION CODES, TO TITLE 8 OF THE JURUPA VALLEY MUNICIPAL CODE AND ADOPTING BY REFERENCE (1) THE 2022 CALIFORNIA BUILDING CODE, (2) THE 2022 CALIFORNIA HISTORICAL BUILDING CODE, (3) THE 2022 CALIFORNIA EXISTING BUILDING CODE, (4) THE 2022 CALIFORNIA MECHANICAL CODE, (5) THE 2022 CALIFORNIA PLUMBING CODE, (6) THE 2022 CALIFORNIA ELECTRICAL CODE, (7) THE 2022 CALIFORNIA ENERGY CODE, (8) THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, (9) THE 2022 CALIFORNIA REFERENCE STANDARDS CODE, (10) THE 2022 CALIFORNIA RESIDENTIAL CODE, (11) THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE, TOGETHER WITH CERTAIN AMENDMENTS AND DELETIONS TO SUCH CODES AND AMENDING CHAPTER 8.10, ADOPTION OF FIRE CODES, TO TITLE 8 OF THE JURUPA VALLEY MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2019 EDITION OF THE CALIFORNIA FIRE CODE, TOGETHER WITH CERTAIN AMENDMENTS AND DELETIONS TO SUCH CODE

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

14. PUBLIC HEARINGS

- A. PUBLIC HEARING TO CONSIDER FIRST AMENDMENT TO DEVELOPMENT AGREEMENT NO. 1402 (DA1402A1) TO EXTEND THE TERM OF THE DEVELOPMENT AGREEMENT FOR THE PEDLEY CROSSING SHOPPING CENTER TO DECEMBER 7, 2029; LOCATION: SOUTHEAST OF PEDLEY ROAD AND STATE ROUTE 60 (ASSESSORS PARCEL NUMBERS: 169-040-027, 169-070-028, AND 169-070-029); (APPLICANT: RBE GLENDORA LLC; NJK FAMILY HOLDINGS LLC; AND SGS FAMILY HOLDINGS LLC)**

Staff Report presented by Annette Tam Chyan, Planning Manager.

Mayor Pro Tem Leslie Altamirano opened the public hearing and called for any public comments.

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

Council Member Brian Berkson questioned why the Amendment would extend the term of the Agreement an additional seven years and whether that aspect was negotiable.

Ms. Tam Chyan responded that the applicant has indicated that it would take additional time for the grading and to secure tenants.

Douglas Jacobsen (applicant), 21800 Oxnard Street, Suite 500, Woodland Hills, CA, reported that the mass grading will take approximately 3-½ years based on the Environmental Impact Report. The good news is there is tremendous pent up demand and the market is ready. He offered to have his broker provide an overview of the proposed tenants.

Discussion followed regarding the timeline of the proposed development and the proposed anchor tenant.

Brian McDonald, representing CBRE, 4141 Inland Empire Boulevard, Suite 100, Ontario, CA, described the property for the development as “beach front property”, which means there will be a great deal of interest going forward. He described the retail categories for the proposed development.

Further discussion followed.

A motion was made by Council Member Brian Berkson, seconded by Council Member Lorena Barajas Bisbee to provide for a three-year extension of the Development Agreement and if grading is commenced during that period, the Development Agreement would be extended for an additional two years; and introduce Ordinance No. 2022-19, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE “FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF JURUPA VALLEY, A MUNICIPAL CORPORATION AND RBE GLENDORA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, NJK FAMILY HOLDINGS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND SGS FAMILY HOLDINGS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (PEDLEY ROAD PROJECT),” AND MAKING FINDINGS PURSUANT TO CEQA AND DETERMINATIONS THAT NO FURTHER CEQA REVIEW IS REQUIRED

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

B. PUBLIC HEARING TO CONSIDER ZONING CODE AMENDMENT NO. 22008 (ZCA22008) TO COMPLY WITH ASSEMBLY BILL 1851 ALLOWING FOR THE DEVELOPMENT OF RELIGIOUS INSTITUTION AFFILIATED HOUSING DEVELOPMENTS (RIAHDS) AND PARKING REDUCTIONS

Staff Report presented by Tamara Campbell, Principal Planner.

Mayor Pro Tem Leslie Altamirano opened the public hearing and called for any public comments.

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

A motion was made by Council Member Guillermo Silva, seconded by Council Member Lorena Barajas Bisbee, to introduce Ordinance No. 2022-20, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE PERTAINING TO PARKING REQUIREMENTS FOR RELIGIOUS INSTITUTION AFFILIATED HOUSING DEVELOPMENTS, AND MAKING A FINDING OF EXEMPTION FROM CEQA UNDER 15061 (B) (3) OF THE CEQA GUIDELINES

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

Noes: None

Absent: C. Barajas

15. COUNCIL BUSINESS

A. COUNCIL DIRECTION TO STAFF REGARDING THE DEVELOPMENT OF A \$500,000 JURUPA VALLEY LIBRARY INVESTMENT PLAN

Staff Report presented by Amy Sells, Principal Management Analyst.

Further discussion followed.

A motion was made by Council Member Lorena Barajas Bisbee, seconded by Council Member Guillermo Silva, to direct staff to work with the County of Riverside Library System to develop a Jurupa Valley Library Investment Plan utilizing \$500,000 in funding from library designated Development Impact Fees (DIF).

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

Noes: None

Absent: C. Barajas

16. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson had no report.

17. COUNCIL MEMBER REPORTS AND COMMENTS

Council Member Guillermo Silva congratulated Sabrina Gonzalez, a former school classmate who was recently named the Executive Director of the Civil Rights Institute.

Council Member Lorena Barajas Bisbee announced that the second “Walk with a Doc” event will be held on Saturday, October 22nd at Horseshoe Lake Park at 9:00 a.m. The event will allow participants to walk with local physician, Dr. Veronica Contreras, while learning about health.

Council Member Brian Berkson encouraged everyone to have a fun and safe Halloween.

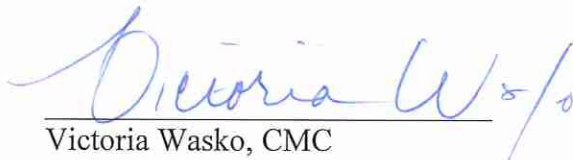
Mayor Pro Tem Leslie Altamirano announced the following upcoming events: The Rubidoux Oktoberfest will be held October 21 - 30. There will be a “trunk or treat” on October 22 from 5:00 p.m. to 7:00 p.m. at Opal Car Wash; a free bulky item collection event will be held at Patriot High School on October 22 between 8:00 a.m. and noon. The annual “Spooktacular” will be Saturday, October 29 at Rancho Jurupa Regional Sports Park from 5:00 - 9:00 pm. A community clean-up event will be held this Sunday, October 30 from 7:30 a.m. to 11:30 a.m. Check-in is at Veterans Memorial Park. She encouraged citizens to be sure to vote on November 8, 2022. She stated that she enjoyed the “Dia de los Muertos” event last Saturday and all of the entertainers who provided such memorable performances.

18. ADJOURNMENT

There being no further business before the City Council, Mayor Pro Tem Leslie Altamirano adjourned the meeting at 8:35 p.m.

The next meeting of the Jurupa Valley City Council will be held November 3, 2022 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,


Victoria Wasko, CMC
City Clerk