

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
November 4, 2021**

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

1. 5:30 PM - CALL TO ORDER AND ROLL CALL FOR STUDY 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 study session to order at 5:35 p.m.

2. STUDY SESSION TO DISCUSS THE FEASIBILITY ASSESSMENT TO ESTABLISH A CITY-PROVIDED POLICE DEPARTMENT

A. PRESENTATION BY MICHAEL FLAD, ASSISTANT CITY MANAGER

Michael Flad, Assistant City Manager, presented the staff report and presented a brief overview of tonight's presentation.

Stewart Gary, Gary Elliott, Steve Crane, and Andy Greene, representing Citygate, provided the feasibility assessment and their recommendations should the Council wish to move forward in establishing a Jurupa Valley police department.

Following discussion, the City Council provided input and direction.

By unanimous consent, the City Council received and filed the Citygate Associates presentation. There was no other action taken.

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

Noes: None

Absent: None

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 meeting to order at 7:01 p.m.

4. **INVOCATION** was given by Pastor David De La Cruz from Beacon Hill Jurupa Valley.
5. **PLEDGE OF ALLEGIANCE** was led by Vicki Wasko.
6. **APPROVAL OF AGENDA**

A motion was made by Council Member Brian Berkson, 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

7. **PRESENTATIONS**

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

The City’s Pet of the Month for November was introduced to the Council. Anyone interested in giving the pet of the month a home is invited to contact the City’s Animal Control Services Department at <https://www.rcdas.org>.

B. RECOGNITION TO LIEUTENANT DANNY YOUNG

Mayor Lorena Barajas and members of the Council congratulated Lieutenant Young on his retirement from the Riverside County Sheriff’s Department. The Council commended Lieutenant Young for his outstanding service as the City’s Police Chief and presented him with a plaque as a token of their appreciation.

C. INTRODUCTION OF NEW BUILDING DEPARTMENT EMPLOYEES

Keith Clarke, Building Department Director, introduced the following members of his staff: Deidra Mendoza, Sr. Permit Technician; Erica Levy, Sr. Permit Technician; Danielle Benavidez, Permit Technician; Errol Lawson, Sr. Building Inspector; Drew Jenkins, Building Inspector; and David Marler, Building Inspector.

D. UPDATE ON THE JURUPA GRADE SEPARATION PROJECT

Cesar Tellotino, representing the County of Riverside, gave an update on the Jurupa Grade Separation Project. Further information is available at: www.jurupagradeseparation.com or (800) 679-9570.

E. PRESENTATION ON THE LANDSCAPE PLAN FOR THE PARADISE KNOLLS RESIDENTIAL PROJECT – PRESENTED BY JIM KOZAK, STRATEGIC LAND PARTNERS AND EDGAR GOMEZ, RICHMOND AMERICAN HOMES

Jim Kozak and Edgar Gomez gave a presentation on the Landscape Plan for the Paradise Knolls residential project. Mr. Kozak described the new trees and shared renderings of the placement of the new landscaped pathway that will be installed. Mr. Gomez provided the schedule of when the improvements on Limonite will begin.

8. PUBLIC APPEARANCE/COMMENTS

Jill Stewart voiced concern regarding increased truck traffic in her neighborhood near Campbell.

Janice Hirvela voiced concern regarding an illegal trucking business on Campbell Avenue, noting that it is a constant issue with diesel emissions and noise. She also voiced concern that the vacant lot north of her home is not being maintained and was illegally graded which is diverting water runoff to her home.

Evelia Oliveros voiced concern that there is garbage, mattresses, and water runoff near her home on Pedley Avenue.

George Ruiz acknowledged Lieutenant Danny Young on his retirement and thanked him for his responsiveness over the years. He discussed the major construction that will be occurring along the Santa Ana River within the next year. He encouraged the City to participate in the upcoming meetings to stay involved in the process. He voiced concern that the paving on 42nd Street between Riverview and the soccer fields is deteriorating and the road has become treacherous.

9. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Mayor Lorena Barajas announced that the Mayor’s State of the City will be held Tuesday, November 16th at the Skyview Event Center from 5:30 pm to 8:00 pm. She thanked Amy Sells and Devyn Fisher for their assistance in putting the event together.

10. 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 Western Riverside Council of Governments – Executive Committee meeting of November 1, 2021.**

B. COUNCIL MEMBER LESLIE ALTAMIRANO

- 1. Council Member Altamirano gave an update on the Northwest Mosquito and Vector Control District meeting of October 21, 2021.**

C. COUNCIL MEMBER BRIAN BERKSON

- 1. Council Member Berkson gave an update on the Metrolink / Southern California Regional Rail Authority meeting of October 22, 2021.**

11. CITY MANAGER'S UPDATE

City Manager Rod Butler reported that as of Monday, November 1, 2021, some of the City's operations will be working out of the new building at 5293 Mission Boulevard. All of the City's field crews are now working out of this building. A community open house will be scheduled in the near future. He thanked Keith Clarke, Michael Flad and Michael Choy for their assistance in the transition effort. He announced that City Hall will be closed on Thursday, November 11th in observance of Veteran's Day.

12. APPROVAL OF MINUTES

A. OCTOBER 21, 2021 REGULAR MEETING

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to approve the Minutes of the October 21, 2021 regular 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 \$4,688,791.89

Requested Action: That the City Council ratify the check registers dated September 30 and October 7, 14 and 22, 2021 as well as the payroll registers dated September 30 and October 1 and October 15, 2021.

C. ORDINANCE NO. 2021-21

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2021-21, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY REVISING THE JURUPA VALLEY MUNICIPAL CODE PERTAINING TO THE SALE OF ALCOHOLIC BEVERAGES AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15061 (B) (3) OF THE CEQA GUIDELINES

D. AMENDMENT NO. 1 TO THE AGREEMENT FOR SERVICES WITH ALL AMERICAN PRIVATE SECURITY, LLC – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Requested Action: That the City Council approve the First Amendment to the Agreement for Security Services between the City of Jurupa Valley and All American Private Security, LLC 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 AN AGREEMENT BETWEEN LENNAR HOMES OF CALIFORNIA AND CITY OF JURUPA VALLEY FOR ACQUISITION OF CERTAIN REAL PROPERTY INTERESTS IN CONNECTION WITH OFF-SITE IMPROVEMENTS (SHADOW ROCK PROJECT – TRACT 31894) – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Requested Action: That the City Council approve an agreement between Lennar Homes of California and City of Jurupa Valley for acquisition of certain real property interests in connection with off-site improvements (Shadow Rock Project – Tract 31894) and authorize the City Manager to execute the agreement.

F. ACCEPT THE OFFER OF DEDICATION OF RIGHT-OF-WAY FOR FUTURE IMPROVEMENTS FOR TRACT NO. 37211 (SOUTHEAST OF OPAL STREET AND CANAL STREET; SEQUANATA PARTNERS)

1. Requested Action: That the City Council accept the offer of dedication of an easement for public road and public utility purposes over the Riverside County Flood Control and Water Conservation District (District) Sunnyslope Channel, as described in Exhibit “A” and as shown in Exhibit “D-1” of the easement deed.
2. Authorize the Director of Public Works to sign the Certificate of Acceptance and City Clerk to attest thereto.

A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Chris Barajas, to approve the Consent Calendar, with the exception of Items 13.D and 13.E, which were removed for further discussion.

**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

13.D AMENDMENT NO. 1 TO THE AGREEMENT FOR SERVICES WITH ALL AMERICAN PRIVATE SECURITY, LLC

Mayor Lorena Barajas requested that Item 13.D be removed from the Consent Calendar for further discussion. She questioned the hourly rates and scope of services.

Paul Toor, Public Works Director provided additional information and responded to Council's questions.

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to approve the First Amendment to the Agreement for Security Services between the City of Jurupa Valley and All American Private Security, LLC 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.

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

13.E APPROVAL OF AN AGREEMENT BETWEEN LENNAR HOMES OF CALIFORNIA AND CITY OF JURUPA VALLEY FOR ACQUISITION OF CERTAIN REAL PROPERTY INTERESTS IN CONNECTION WITH OFF-SITE IMPROVEMENTS (SHADOW ROCK PROJECT – TRACT 31894)

Mayor Lorena Barajas requested that Item 13.E be removed from the Consent Calendar for further discussion. She asked whether the City would incur any additional costs for this agreement.

Further discussion followed.

Paul Toor, Public Works Director provided additional information and responded to Council's questions.

A motion was made by Mayor Lorena Barajas, seconded by Mayor Pro Tem Chris Barajas, to approve an agreement between Lennar Homes of California and City of Jurupa Valley for acquisition of certain real property interests in connection with off-site improvements (Shadow Rock Project – Tract 31894) and authorize the City Manager to execute the agreement.

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

Noes: None

Absent: None

15. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 20065: CHANGE OF ZONE (CZ) NO. 20002, TENTATIVE TRACT MAP (TTM) NO. 37714 AND VARIANCE (VAR) NO. 21002, “APPALOOSA SPRINGS PROJECT” - SUBDIVISION OF 67.67 COMBINED ACRES INTO 254 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED AT 6501 CLAY STREET (APNS: 163-400-001 & 052); (APPLICANT: I.H.C. JURUPA, LLC)

Rocio Lopez, Senior Planner, presented the staff report. Ms. Lopez summarized the project and the entitlements that are required to develop the property. She reported that the residential project will include landscaped parkways, an equestrian trail, outdoor amenities, community garden, and various architectural styles. She reported that there is a natural gas transmission pipeline that bisects the property. As part of the safety review, the applicant provided a pipeline safety hazard assessment report which had a variety of mitigation measures. As a result of the mitigation measures, it was determined that the project would not pose any safety concerns. Ms. Rocio gave an overview of the environmental analysis, which required a Mitigated Negative Declaration.

Further discussion followed.

Tom Dallape, The Hoffman Company, representing the applicant, spoke in support of the project. He provided the genesis of the name “Appaloosa” which relates to Clay Street being named after Thomas Clay, a local rancher who raised prized Appaloosa. He gave an overview of the project's benefits, which will revitalize a former vacant site, provide economic stimulus to the existing retail centers and provide habitat restoration to the nearby riparian area. Mr. Dallape described the project's amenities and proposed trails and parks that will be open to the public.

Mayor Barajas opened the public hearing.

Tommy Kazaltzes, representing Vicky’s restaurant expressed support for the proposed development, stating that it would encourage economic development and help existing businesses prosper.

Marissa Romero and her family expressed support of the proposed development as it will provide housing options that better fit their lifestyle.

Toby Walker, representing GMI Games, LLC, voiced support for the proposed development as the land for this project is adjacent to his store and he has a vested interest in its completion. He voiced concern that the land currently is overgrown with brush and presents several problems, all of which would be solved with this project moving forward.

Anthony Kelly, Jr. spoke in support of the Appaloosa Springs project, stating that the project will provide many benefits to the community.

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

Mr. Dallape responded to Council’s prior comments.

A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Chris Barajas, to adopt Resolution No. 2021-88, as amended as follows: 1) that the CC&R’s shall include a provision that lot splitting shall not be allowed; and 2) that EV charging stations shall be an option for the homebuyer, 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 CHANGE OF ZONE NO. 20002, VARIANCE NO. 21002, AND TENTATIVE TRACT MAP NO. 37714 TO PERMIT A SCHEDULE “A” SUBDIVISION OF APPROXIMATELY 67.67 ACRES OF REAL PROPERTY LOCATED AT 6501 CLAY STREET (APNS: 163-400-001, -052) INTO TWO HUNDRED FIFTY-FOUR (254) SINGLE-FAMILY RESIDENTIAL LOTS, PARK SPACE, PRESERVED OPEN SPACE, OPEN SPACE/LANDSCAPING, A WATER QUALITY BASIN, AND PUBLIC ROADS

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

A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Chris Barajas, to introduce Ordinance No. 2021-24, 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 67.67 ACRES OF REAL PROPERTY LOCATED AT 6501 CLAY STREET (APNS: 163-400-001 & 052) FROM MANUFACTURING-SERVICE COMMERCIAL (M-SC) ZONE TO PLANNED RESIDENTIAL (R-4) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA

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

Noes: None

Absent: None

- B. PUBLIC HEARING TO CONSIDER CHANGE OF ZONE 21001 (CZ21001) ORDINANCE APPROVING REZONE APPROXIMATELY 56 COMBINED GROSS ACRES OF REAL PROPERTY FROM: (1) M-SC ZONE (MANUFACTURING – SERVICE COMMERCIAL) TO COMMERCIAL TOURIST (C-T) FOR LAND USE AREA 3 (LUA 3); (2) W-2 ZONE (CONTROLLED DEVELOPMENT AREAS) TO C-T (COMMERCIAL TOURIST) FOR LAND USE AREA 4; AND (3) A-1 ZONE (LIGHT AGRICULTURE) TO R-A (RESIDENTIAL AGRICULTURE) FOR LAND USE AREA 17 (LUA 17)**

LOCATIONS: NORTHWEST CORNER OF PYRITE STREET AND GRANITE HILL DRIVE (APNS: 171-040-004, 171-040-005, 171-040-026, 171-040-033, 171-040-034, 171-040-035, 171-040-046, 171-040-047, 171-040-012, 171-040-013) (LUA 3); NORTHEAST CORNER OF PYRITE STREET AND GRANITE HILL DRIVE (APNS: 171-030-013, 171-030-005, 171-030-015 (LUA 4), AND 10396 BELLEGRAVE AVENUE ON THE SOUTHSIDE OF BELLEGRAVE BETWEEN DODD STREET AND MARLATT STREET (APNS: 159-030-005, 159-030-004, 159-030-003, 150-030-002, 150-030-01) (LUA 17)

Tamara Campbell, Principal Planner, presented the staff report.

Mayor 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 Mayor Pro Tem Chris Barajas, to introduce Ordinance No. 2021-22, 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 (1) 35 ACRES OF REAL PROPERTY LOCATED AT

THE NORTHWEST CORNER OF PYRITE STREET AND GRANITE HILL DRIVE (APNS: 171-040-004, -005, -012, -013, -026, -033, -034, -035, -046, -047) FROM MANUFACTURING – SERVICE COMMERCIAL (M-SC) ZONE TO COMMERCIAL TOURIST (C-T) ZONE, (2) 9.5 ACRES LOCATED AT THE NORTHEAST CORNER OF PYRITE STREET AND GRANITE HILL DRIVE (APNS: 171-030-005, -013, -015) FROM CONTROLLED DEVELOPMENT AREAS (W-2) ZONE TO COMMERCIAL TOURIST (C-T) ZONE, AND (3) 10 ACRES OF REAL PROPERTY LOCATED AT 10396 BELLEGRAVE AVENUE (APNS: 159-030-001, -002, -003, -004, -005) FROM LIGHT AGRICULTURE (A-1) ZONE TO RESIDENTIAL AGRICULTURE (R-A) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA AND DETERMINATIONS THAT NO FURTHER CEQA REVIEW IS REQUIRED

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

- C. PUBLIC HEARING TO CONSIDER CHANGE OF ZONE 21002 (CZ21002) TO REZONE APPROXIMATELY 2.06 GROSS ACRES OF REAL PROPERTY FROM C-P-S ZONE (SCENIC HIGHWAY COMMERCIAL) TO W-2 ZONE (CONTROLLED DEVELOPMENT AREAS) AT 8931 GRANITE HILL DRIVE (APN: 173-160-024)**

Tamara Campbell, Principal Planner, presented the staff report.

Mayor Barajas opened the public hearing.

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

A motion was made by Council Member Guillermo Silva, seconded by Mayor Pro Tem Chris Barajas, to introduce Ordinance No. 2021-23, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 21002 (CZ21002) OF APPROXIMATELY 2.06 GROSS ACRES OF REAL PROPERTY FROM C-P-S ZONE (SCENIC HIGHWAY COMMERCIAL) TO W-2 ZONE (CONTROLLED DEVELOPMENT AREAS) AT 8931 GRANITE HILL DRIVE (APN: 173-160-024)

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

16. COUNCIL BUSINESS

A. DISCUSSION OF FUTURE ACTIONS IN RESPONSE TO HOMELESSNESS SERVICES

Michael Flad, Assistant City Manager, presented the staff report. Mr. Flad gave an overview of the recommendations for next steps and asked for the Council's recommendations.

Mayor Pro Tem Chris Barajas recommended that the City continue to collaborate with Path of Life. However, he cautioned that expanding into the shelter business would be challenging, as there is currently a lack of infrastructure. He suggested first working towards a City strategic plan that would include a homeless strategic plan along with all of the City's other priorities.

Leonard Jarman, representing Path of Life Ministries provided additional information and responded to Council's questions.

Following discussion, the City Council provided direction to staff related to the future actions in response to homelessness services. No further action was taken.

B. ORDINANCE ADDING CHAPTER 2.06 "ELECTRONIC FILING OF CAMPAIGN DISCLOSURE STATEMENTS," RELATING TO ELECTRONIC FILING OF FAIR POLITICAL PRACTICES COMMISSION STATEMENTS

City Clerk Victoria Wasko presented the staff report.

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to introduce Ordinance No. 2021-25, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTER 2.06 TO THE JURUPA VALLEY MUNICIPAL CODE REGARDING ELECTRONIC FILING OF CAMPAIGN FINANCE DISCLOSURE STATEMENTS

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

17. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson had no report.

18. COUNCIL MEMBER REPORTS AND COMMENTS

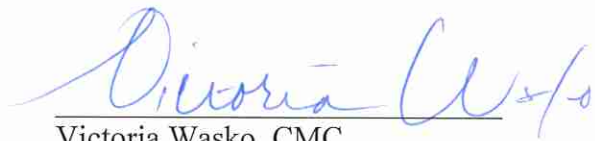
There were no additional Council comments.

19. ADJOURNMENT

There being no further business before the City Council, Mayor Lorena Barajas adjourned the meeting at 10:28 p.m.

The next meeting of the Jurupa Valley City Council will be held November 18, 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