

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
May 6, 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 5:40 p.m.

2. STUDY SESSION – THE DISTRICT AT RUBIDOUX

A. CONSIDERATION OF MA21068 (GPA21002), A PROPOSED DEVELOPMENT OF APPROXIMATELY 250-ACRES WITHIN THE EMERALD MEADOWS RANCH SPECIFIC PLAN AREA LOCATED AT 5520 30TH STREET (APN: 178-252-003) - GENERALLY LOCATED SOUTH OF STATE ROUTE 60, EAST OF RUBIDOUX BOULEVARD, WEST OF SANTA ANA RIVER, AND NORTH OF 34TH STREET (APPLICANT: EM RANCH OWNER, LLC)

Staff report presented by Joe Perez, Community Development Director. Mr. Perez reported that at the April 1, 2021 meeting, the City Council considered a request for a General Plan Amendment that would include logistics located outside the Mira Loma and Agua Mansa warehouse overlay areas. This project in addition to logistics would include commercial, hospitality, residential and open space uses. At that meeting there were deliberations between the City Council and the applicant and aspects of the project were discussed by the City Council. As a result, the City Council tabled the item to allow the applicant the opportunity to bring the project back in a study session setting. Mr. Perez added that tonight's study session is for informational purposes and no action is expected by the City Council.

Tarek Shaer, (representing the owner), introduced members of the development team and gave a PowerPoint presentation on the project. Mr. Shaer indicated that the purpose of tonight's study session is to address previous comments and seek the Council's input and guidance in ways to improve the conceptual site plan and to direct staff to place the initiation of a General Plan Amendment on the next regular Council Agenda. Mr. Shaer gave an overview of how they will address some of the Council's previous comments and concerns. Mr. Shaer stated that the

development potential is to seek City Council approval for a vibrant mixed use live/work district that can bring much needed services to the community and bring economic development and financial benefits to the City.

Christina Pixtun stated that as a resident of Jurupa Valley in a part of the city with warehouses on one side and houses on the other, she is disappointed to hear Jurupa Valley is considering adding more warehouses mixed with housing. She outlined the negative conditions she currently lives with which include the smell of diesel fuel and constant noise. She asked the Council not to allow any more warehouses especially mixed with or near housing.

Bonnie Butler stated that she lives in the Emerald Meadows Project Area. She voiced opposition to the proposed General Plan Amendment. She asked several questions about the proposed project such as the specific community benefits that the owner will provide to offset the negative aspects of logistics and warehouse uses, how much projected revenue will be generated by the Transit Occupancy Tax, how much projected revenue will be generated by the Point of Sales Tax, and specifically, what are the other general fund fiscal considerations and how much projected revenue will the project generate.

Betty Anderson spoke in opposition to the proposed General Plan Amendment. She stated that the developer has been repeatedly told that this is an unacceptable option for this property, yet insists on placing a warehouse project here. Instead, the developer should stick to the plan developed by the County of Riverside in 2005/2006 for this area which includes commercial and residential properties as well as a school and parks. A warehouse is unacceptable in this community especially if it is outside of the Mira Loma Warehouse Overlay.

Anthony Kelly, Jr. stated that Council meetings should be open to the public. Especially, since the intent for study sessions are for input from the public and Council. Secondly, 135 acres of proposed warehousing within a residential neighborhood, is not good development. Entertaining such a damaging element is unacceptable. He stated that the proposed location is a major gateway to the city. He asked the Council to put the constituents first and deny the proposed General Plan Amendment.

IJU World Order voiced opposition to the proposed General Plan Amendment, stating that this is not productive planning. Put the people first, not the developers. The public right-of-ways are the City's responsibility to fix. Yet, illegal dumping is still taking place, asking if the developers cared about their parcels, then why is there so much garbage and dead shrubs near the locations of Hall and Wallace?

Laura Roughton stated that there are many good components of this project that will bring economic, social and aesthetic benefits to Jurupa Valley, however warehousing is not one of those benefits. She noted that the logistics portion of the project is 80 acres, which is almost 1/3 of the proposed project. As proposed, it

introduces warehousing to an area of Jurupa Valley that does not have that type of use. It also incorporates it into an area that will have new residential neighborhoods and those uses do not mix. She clarified that the earlier Council decision to create a warehouse overlay was to allow a warehousing component to help mitigate a brownfield site at the old Riverside Cement plant. She questioned various fiscal considerations in the Development Agreement section of the proponent's letter. She stated that adding truck traffic near residential homes will negatively impact those residents and their quality of life. She voiced support of the project without warehouses and she encouraged the Council to figure out a better way to make this a "fabulous gateway project."

Mary Warhop stated that the proposed project should be a mixture of businesses, such as a grocery store, a strip mall, and residential housing, which is lacking in this area. She stated that it is important to bring people to this area and bring the property values up. She added that people should not be only moving to the Eastvale area.

Berenise Salsedo voiced opposition to the proposed General Plan Amendment, stating that the proposed logistics will create truck traffic and additional air pollution to an already concentrated area. She stated that with the increase of traffic there is a safety concern as there is barely enough police patrolling or addressing the City's homeless population. She stated if warehouses are built and tenants do not occupy right away, it is very likely that the property will become vacant and vandalized. She asked if the City's noise ordinance will cease to exist when it comes to this new project or will the City just look the other way. She asked the Council to do the right thing as they would not want this project in their own backyard.

Further discussion followed.

No action was taken.

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 7:17 p.m.

4. INVOCATION was given by members of the Buddhist Meditation Center.

5. PLEDGE OF ALLEGIANCE was led by Michael Flad.

6. APPROVAL OF AGENDA

A motion was made by Council Member Guillermo Silva, seconded by Council Member Leslie Altamirano, 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 May, “Kevin”, a two-year old Chihuahua was introduced to the Council. Anyone interested in giving Kevin a home is invited to contact the City’s Animal Control Services Department at <https://www.rcdas.org>

8. PUBLIC APPEARANCE/COMMENTS

There were no public comments.

9. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Mayor Lorena Barajas stated that she participated in this morning’s 9th Annual Mayor’s Prayer Breakfast, stating that it was a very beautiful event. If anyone is interested in watching the video, it is available on the Chamber of Commerce’s social media sites.

Council Member Guillermo Silva stated that in 2009 his daughter was born premature and members of one of the local temples came out and provided a chant. He thanked them for their prayers.

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 meeting of May 3, 2021.**

B. MAYOR PRO TEM CHRIS BARAJAS

- 1. Mayor Pro Tem Barajas gave an update on the Western Riverside Council of Governments Executive Committee meeting of May 3, 2021.**

C. COUNCIL MEMBER BRIAN BERKSON

- 1. Council Member Berkson gave an update on the Riverside Transit Agency meeting of April 22, 2021.**
- 2. Council Member Berkson gave an update on the Metrolink / Southern California Regional Rail Authority meeting of April 23, 2021.**
- 3. Council Member Berkson gave an update on the Riverside County Transportation Commission – Western Riverside County Programs and Projects Committee meeting of April 26, 2021.**

11. CITY MANAGER’S UPDATE

A. DISCUSSION OF PLANS FOR RE-OPENING THE CITY COUNCIL CHAMBER TO MEMBERS OF THE PUBLIC

City Manager Rod Butler stated that at the last Council meeting, City staff was directed to bring back the re-opening of City Hall for further discussion.

Following a brief discussion, the City Council by consensus, directed that the May 20, 2021 meeting shall be open to the public with the required safeguards based on the Riverside County Health Department’s Re-opening Tier.

B. DISCUSSION OF RE-OPENING PLANS FOR DOWNEY PARK

City Manager Rod Butler stated that Mayor Lorena Barajas requested that the re-opening plans for Downey Park be brought back for Council’s discussion.

Keith Clarke, Building Department Director provided additional information and responded to Council’s questions.

Following discussion, the City Council by consensus, directed that City staff bring this matter back when there is additional information available.

12. APPROVAL OF MINUTES

A. APRIL 15, 2021 REGULAR MEETING

A motion was made by Council Member Leslie Altamirano, seconded by Council Member Guillermo Silva, to approve the Minutes of the April 15, 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 \$3,759,496.14

Requested Action: That the City Council ratify the check registers dated March 25, 2021 and April 1, 8, 15, and 22, 2021 as well as the payroll register dated March 31, 2021 and April 2, and 16, 2021.

C. ORDINANCE NO. 2021-10

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2021-10, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY AMENDING THE JURUPA VALLEY MUNICIPAL CODE TO UPDATE THE LOCAL DEVELOPMENT MITIGATION FEE FOR FUNDING THE PRESERVATION OF NATURAL ECOSYSTEMS IN ACCORDANCE WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN

D. RESOLUTION RECONFIRMING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO THE COVID-19 (CORONAVIRUS) PANDEMIC AND IMPOSING ADDITIONAL REGULATIONS

Requested Action: That the City Council adopt Resolution No. 2021-28, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, RECONFIRMING THE EXISTENCE OF A LOCAL EMERGENCY RELATING TO THE COVID-19 VIRUS PANDEMIC AND IMPOSING ADDITIONAL REGULATIONS TO DEAL WITH THE COVID-19 PANDEMIC

E. APPROVAL OF REPLACEMENT SUBDIVISION AGREEMENTS AND IMPROVEMENT BONDS FOR TRACT MAP 32721 LOCATED ON THE NORTHEAST CORNER OF MURIEL DRIVE AND LA CANADA DRIVE (HP-SA ER, LLC)

1. Requested Action: That the City Council approve and authorize the Mayor and City Clerk to execute the replacement Subdivision Agreements; and
2. That the City Council accept the Faithful Performance Bond No. 38K0083738 in the amount of \$557,500 and Material and Labor Bond No. 38K0083738 in the amount of \$278,750 from the Ohio Casualty Insurance Company for the construction of improvements within Tract Map 32721 and the Faithful Performance Bond No. 38K0083740 in the amount of \$28,500 from the Ohio Casualty Insurance Company for the subdivision monuments.

F. AWARD OF CONSTRUCTION AGREEMENT TO ALL AMERICAN ASPHALT, INC. FOR MISSION BOULEVARD PAVEMENT REHABILITATION – PH. 1, CIP PROJECT NO. 20103

1. Requested Action: That the City Council approve and award a construction agreement to All American Asphalt, Inc. in the amount of \$1,488,488 for the Mission Boulevard Pavement Rehabilitation Project – Ph. 1 (Agreement) for the work included in its proposal, and authorize the City Manager to execute the Agreement in substantially the form and format attached to the staff report in such final form as approved by the City Attorney; and
2. Authorize the City Manager, or his designee, to execute contract change orders not to exceed 10% of the total agreement, pursuant to requirements set forth in the agreement; and
3. Re-appropriate \$75,000 of Measure “A” funds from the City’s Bain Street Pavement Rehabilitation and Shoulder Improvements Project, CIP Project No. 16-A.2, Account No. 71302, to the Project account to fund the total project costs; and
4. Authorize the City Manager to record the Notice of Completion upon acceptance of the work by the City Engineer.

G. RESOLUTION OF THE CITY COUNCIL APPROPRIATING \$4,000,000 FROM THE UNDESIGNATED GENERAL FUND BALANCE AND AMENDING THE FISCAL YEAR 2020-21 BUDGET AS PART OF THE FINANCING STRATEGY FOR THE PURPOSE OF ACQUIRING THE RIVERSIDE COUNTY FLEET SERVICES BUILDING – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Requested Action: That the City Council adopt Resolution No. 2021-29, entitled:

A RESOLUTION OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROPRIATING \$4,000,000 FROM THE UNDESIGNATED GENERAL FUND BALANCE AND AMENDING THE FISCAL YEAR 2020-2021 BUDGET AS PART OF THE FINANCING STRATEGY FOR THE PURPOSE OF ACQUIRING THE RIVERSIDE COUNTY FLEET SERVICES BUILDING

H. APPROVAL OF AN AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CALFIRE) FOR THE FISCAL YEAR 2021-22 LOCAL RESPONSIBILITY AREA WILDLAND PROTECTION REIMBURSEMENT AGREEMENT

Requested Action: That the City Council adopt Resolution No. 2021-30, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION FOR SERVICES FROM JULY 1, 2021 THROUGH JUNE 30, 2022 FOR FIRE PROTECTION SERVICES WITHIN THE LOCAL RESPONSIBILITY AREAS WITHIN 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 13.G, which was 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.G RESOLUTION OF THE CITY COUNCIL APPROPRIATING \$4,000,000 FROM THE UNDESIGNATED GENERAL FUND BALANCE AND AMENDING THE FISCAL YEAR 2020-21 BUDGET AS PART OF THE FINANCING STRATEGY FOR THE PURPOSE OF AQUIRING THE RIVERSIDE COUNTY FLEET SERVICES BUILDING – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Council Member Brian Berkson requested that Item 13.G be removed from the Consent Calendar for further discussion.

Anthony Kelly Jr. questioned the transactional process, stating that there has to be another route to obtain the capitol for purchasing the County Fleet Services

Building vs. including \$4,000,000 from the general fund and financing an already paid for free and cleared City Hall and newly acquired Senior Center.

Council Member Brian Berkson questioned the process of using the City Hall and the Eddie Dee Smith Senior Center as collateral for the financing of the County Fleet Building.

City Manager Rod Butler provided additional information on the financing process, stating that using the City Hall and Eddie Dee Smith Senior Center as collateral is only a temporary arrangement. He explained the reasons why the financing will be necessitated due to the County’s debt. He expects this to be finalized by October/November of this year. He noted that it has been the City’s intention all along that the new building will secure the debt.

Further discussion followed.

Michael Flad, Assistant City Manager, provided additional information and responded to Council’s questions.

Further discussion followed.

A motion was made by Council Member Guillermo Silva, seconded by Council Member Leslie Altamirano, to adopt Resolution No. 2021-29, entitled:

A RESOLUTION OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROPRIATING \$4,000,000 FROM THE UNDESIGNATED GENERAL FUND BALANCE AND AMENDING THE FISCAL YEAR 2020-2021 BUDGET AS PART OF THE FINANCING STRATEGY FOR THE PURPOSE OF ACQUIRING THE RIVERSIDE COUNTY FLEET SERVICES BUILDING

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

15. PUBLIC HEARINGS

A. PUBLIC HEARING FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN (2021-2022)

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

Mayor Lorena Barajas opened the public hearing.

Further discussion followed.

Robert Vasquez, GRC Associates, Inc., (consultant) provided additional information and responded to Council’s questions.

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

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to adopt Resolution No. 2021-31, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING THE ANNUAL ACTION PLAN (2021-2022) FOR THE CITY’S COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

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

B. PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS ON AND ADOPTION OF A RESOLUTION TO AMEND THE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) APPLICABLE TO ALL NEW DEVELOPMENT IN THE CITY OF JURUPA VALLEY AND FINDING THE ACTION EXEMPT FROM CEQA

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

Mayor Lorena Barajas opened the public hearing.

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 Resolution No. 2021-32, 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 AND FINDING THE ACTION EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061, 15062 AND 15378

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

16. COUNCIL BUSINESS

A. CONSIDERATION OF COMMUNITY SERVICE GRANT (CSG) APPLICATIONS SUBMITTED FOR DISTRIBUTION OF (CSG) FUNDS

Creiselda Terpoorten, WRCOG Fellow, presented the staff report.

Further discussion followed.

A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Chris Barajas, to approve the following Community Service Grant (CSG) requests who meet the City’s policy criteria: 1) Inland Empire Waterkeeper, 2) 3p’s Christian Ministries, 3) Veterans of Foreign Wars (VWF) Post 10267, 4) Jurupa Mountains Discovery Center, 5) Jurupa Valley District Lions Club, and 6) Queen of Hearts Therapeutic Riding Center, Inc.

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

Council Member Leslie Altamirano asked for an update on the proposed law enforcement study. She conveyed an invitation to learn more about the COVID-19 vaccines by joining a COVID-19 Virtual Faith Summit which will help answer any questions and concerns regarding the vaccines. The Summit will be held on May 10th at 5:00 pm via Zoom. She announced two upcoming vaccine locations: 1) Saturday, May 15, 2021 at the Mt. Calvary Missionary Baptist Church from 9:00 am - 3 pm., and 2) Tuesday, May 18, 2021 at St John’s Catholic Church from 8:30 am - 4:30 pm. Additional details can be found on her social media sites

Mayor Pro Tem Chris Barajas asked to bring back a discussion of what the County of San Bernardino is doing to combat illegal fireworks with contact-free citations using GIS and GPS. Also, he would like to bring back a discussion of possibly increasing the fines for illegal fireworks.

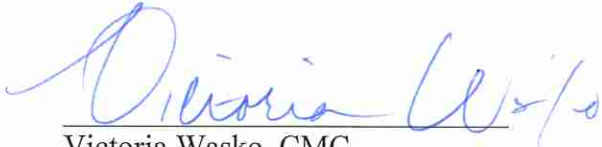
Council Member Brian Berkson encouraged everyone to wish their mother’s “Happy Mother’s Day.”

19. ADJOURNMENT

There being no further business before the City Council, Mayor Lorena Barajas adjourned the meeting at 9:27 p.m.

The next meeting of the Jurupa Valley City Council will be held May 20, 2021 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,



Victoria Wasko, CMC
City Clerk