

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
July 1, 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 a 5:30 p.m.

2. STUDY SESSION - CITY OF CORONA HOMELESS STRATEGIC PLAN AND DISCUSSION OF UTILIZING SIMILAR STRATEGIES IN JURUPA VALLEY

City Manager Rod Butler introduced Jacque Casillas, Mayor of the City of Corona. Ms. Casillas stated that she and her colleagues share the same goal of addressing the issue of homelessness through a regional approach. She complimented Karen Roper on her work in the City of Corona. Ms. Casillas offered her assistance in helping Jurupa Valley implement a Homeless Strategic Plan.

Karen Roper, Homeless Solutions Manager, City of Corona, Hafsa Kaka, Homeless Solutions Officer, City of Riverside, and Leonard Jarmon, Vice President, Homeless Solutions, Path of Life Ministries gave individual presentations on solving the issue of homelessness and offered successful strategies that can be used to build a strategic plan in the City of Jurupa Valley.

Further discussion followed.

Council Member Erin Edwards, Riverside City Council, Ward 1, thanked the Council for bringing forward the topic of homelessness which when working collaboratively can be a model for supporting the most vulnerable, revitalizing the shared wildlands areas and ensuring that each city's economies prosper.

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 7:05 p.m.

4. **INVOCATION** was given by Pastor Greg Rondeau from Calvary Church, Jurupa Valley.
5. **PLEDGE OF ALLEGIANCE** was led by Council Member Brian Berkson.
6. **APPROVAL OF AGENDA**

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Brian Berkson, to approve the Agenda.

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

7. **COMMUNITY RECEPTION IN HONOR OF CITY'S 10TH BIRTHDAY**

Mayor Pro Tem Chris Barajas read aloud a City proclamation commemorating the City's 10th Birthday. Debbie Rose, on behalf of Supervisor Karen Spiegel, Riverside County Board of Supervisors and Colin Markovich, representing Assembly Member Sabrina Cervantes and Senator Richard Roth, presented proclamations celebrating the City on its 10th Anniversary of Incorporation.

A short video was shown celebrating the City of Jurupa Valley over the past 10 years. Members of the Council provided comments regarding the City's 10-year milestone.

8. **PRESENTATIONS**

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

The City's Pet of the Month for July, "Billy Jean", a one-year old Chihuahua was introduced to the Council. Anyone interested in giving Billy Jean a home is invited to contact the City's Animal Control Services Department at <https://www.rcdas.org>. A few reminders were made that fireworks are illegal in the City of Jurupa Valley. Residents were urged to secure their pets and to either microchip or provide identification tags prior to the holiday.

9. **PUBLIC APPEARANCE/COMMENTS**

Josie Gaytan, representing Reach Out, announced two upcoming Covid-19 Vaccination Clinics on July 10th at Rubidoux High School and July 17th at Jurupa Valley High School. Scheduling information is available at (951) 358-5000.

Ryan McPherson voiced an issue regarding the storage of large trash bins along the curb. Based on the size of these bins, it is difficult to move every week to be in compliance with the City's Municipal Code. He asked that there be an exception to this regulation.

10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

11. 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 General Assembly meeting of June 25, 2021.**

B. COUNCIL MEMBER LESLIE ALTAMIRANO

- 1. Council Member Altamirano gave an update on the Northwest Mosquito and Vector Control District meeting of June 17, 2021.**

C. COUNCIL MEMBER BRIAN BERKSON

- 1. Council Member Berkson gave an update on the Riverside Transit Agency meeting of June 24, 2021**
- 2. Council Member Berkson gave an update on the Metrolink / Southern California Regional Rail Authority meeting of June 25, 2021.**
- 3. Council Member Berkson gave an update on the Riverside County Transportation Commission – Western Riverside County Programs and Projects Committee meeting of June 28, 2021.**

12. CITY MANAGER’S UPDATE

City Manager Rod Butler confirmed that the City now owns the former County Fleet Services building as the escrow closed on Tuesday.

A. DISCUSSION OF POTENTIAL MORATORIUM ON NEW GAS STATIONS IN JURUPA VALLEY (REQUESTED BY MAYOR PRO TEM CHRIS BARAJAS)

City Manager Rod Butler asked for Council’s direction as to a proposed moratorium on any new gas stations in Jurupa Valley.

Joe Perez, Community Development Director provided additional information and responded to Council’s questions.

Further discussion followed.

By consensus, the City Council approved a future Agenda item for this matter.

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

B. DISCUSSION OF RENT CONTROL MEASURES (REQUESTED BY COUNCIL MEMBER LESLIE ALTAMIRANO)

City Manager Rod Butler asked for Council's direction as to a proposed rent control ordinance.

Further discussion followed.

There was no consensus by the Council to bring this item back.

13. APPROVAL OF MINUTES

A. JUNE 17, 2021 REGULAR MEETING

A motion was made by Council Member Guillermo Silva, seconded by Mayor Pro Tem Chris Barajas, to approve the Minutes of the June 17, 2021 regular meeting.

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

14. 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 \$5,049,254.67

Requested Action: That the City Council ratify the check registers dated May 27, 2021 and June 3, 10, and 17, 2021 as well as the payroll registers dated May 28, and 31, 2021 and June 11, 2021.

C. ORDINANCE NO. 2021-12

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2021-12, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING CHAPTER 11.40 AND SECTION 1.20.060 OF THE JURUPA VALLEY MUNICIPAL CODE TO INCREASE THE PENALTIES FOR FIREWORKS VIOLATIONS AND REVISE CERTAIN PROVISIONS THEREOF RELATING TO DEFINITIONS, RESPONSIBILITY AND ENFORCEMENT

D. ORDINANCE NO. 2021-13

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2021-13, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP CHANGING THE ZONES OF APPROXIMATELY 5.32 GROSS ACRES OF REAL PROPERTY, AND MAKING FINDINGS PURSUANT TO CEQA

E. APPROVAL OF COOPERATIVE AGREEMENT BETWEEN THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, THE CITY OF JURUPA VALLEY, AND AGUA MANSA COMMERCE PREDEV, LLC. FOR CONSTRUCTION OF FLOOD CONTROL FACILITIES AND DRAINAGE IMPROVEMENTS RELATED TO LINE A, LATERAL A-1, AND LATERAL A-8

1. Requested Action: That the City Council approve the agreement with the Riverside County Flood Control and Water Conservation District (District) and Agua Mansa Commerce Predev, LLC. (Developer); and
2. Authorize the Mayor to sign the agreement.

F. APPROVAL OF REPLACEMENT SUBDIVISION AGREEMENTS AND IMPROVEMENT BONDS FOR TRACT MAP 36649 LOCATED ON THE NORTHWEST CORNER OF AVALON STREET AND 36TH STREET (MV AVALON, 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. TIC01606 in the amount of \$535,000 and Material and Labor Bond No. TIC01606 in the amount of \$267,500 from Trisura Insurance Company for the construction of improvements within Tract Map 36649 and the Faithful Performance Bond No. TIC01607 in the amount of \$28,080 from Trisura Insurance Company for the subdivision monuments.

G. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ESTABLISHING A CLASSIFICATION AND COMPENSATION SALARY SCHEDULE FOR THE FISCAL YEAR 2021-2022 – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Requested Action: That the City Council adopt Resolution No 2021-53, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ESTABLISHING A CLASSIFICATION AND COMPENSATION SCHEDULE FOR FISCAL YEAR 2021-22

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 14.G, which was removed from the Consent Calendar for further discussion.

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

15. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

14.G RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ESTABLISHING A CLASSIFICATION AND COMPENSATION SALARY SCHEDULE FOR THE FISCAL YEAR 2021-2022

Mayor Lorena Barajas removed Item 14.G from the Consent Calendar at the request of City staff.

Connie Cardenas, Administrative Services Director, reported that this item will increase City employee's and executive level staff salaries due to the cost of living increase that was approved as part of the 2021-22 budget.

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to adopt Resolution No 2021-53, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ESTABLISHING A CLASSIFICATION AND COMPENSATION SCHEDULE FOR FISCAL YEAR 2021-22

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

16. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 18008: GENERAL PLAN AMENDMENT (GPA) NO. 18001, CHANGE OF ZONE (CZ) NO. 20004, DEVELOPMENT AGREEMENT (DA) NO. 18001, SITE DEVELOPMENT PERMIT (SDP) NO. 18048 AND VARIANCE (VAR) NO. 18005, FOR THE “AGUA MANSA ROAD DEVELOPMENT PROJECT”- DEVELOPMENT OF TWO (2) INDUSTRIAL WAREHOUSE BUILDINGS TOTALING 335,002 SQUARE FEET LOCATED AT 12340 AGUA MANSA ROAD (APNS: 175-210-062; 063; 032 & 034); (APPLICANT: CARSON-VA INDUSTRIAL II, LP)

Joe Perez, Community Development Director, presented the staff report. Mr. Perez summarized the project which will develop an undeveloped parcel of two speculative industrial buildings totaling 335,002 square feet. Part of the entitlement package includes a proposed development agreement requiring the applicant to provide various community benefits.

Mayor Lorena Barajas opened the public hearing.

Daniel Darnell, representing Carson-VA Industrial II, LP, spoke in support of the project. He described the current site which is undeveloped and prone to illegal dumping. Mr. Darnell stated that the proposed development will turn a blighted site into a City asset. He stated that the site is comprised of two buildings which will be surrounded by an extensive landscaping plan which will provide a buffer to residences and along the public right of way. He reported that the truck route will provide minimal impact to residences and trucks will be prohibited from using El Rivino Road. He added that their buildings maintain a high quality of curb appeal and they propose many sustainable features.

Christopher Rosas, representing Carpenter’s Union 957, spoke in support of the proposed development as it will bring local blue collar jobs to the community.

Jayson Baiz, representing Laborers' International Union of North America (LIUNA), spoke in support of the proposed development as it will benefit the community and will open doors for young people to get jobs in the construction field.

Alex Zamora, representing LIUNA, spoke in support of the proposed development. He stated that responsible developers and responsible builders will bring community benefits and jobs.

Eric Hunter, member of the Carpenter's Union, spoke in support of the proposed development, stating that as a resident, it will help develop the city and bring jobs.

Janet Bernabe, representing the Center for Community Action and Environmental Justice, stated that their main concerns are for the air quality and for the residents that surround the proposed project. She asked that the community benefits be directed to the surrounding community.

Omar Cobian, represented the Southwest Carpenter's Union, spoke in support of the proposed development. Mr. Cobian stated that this developer has made a commitment to hire union trades.

Anthony Kelly, Jr., spoke in support of the proposed development. He stated that the project will be good for the community. It is currently located in an undeveloped site near a Brownfield site and it will bring jobs and uplift the community.

Daniel Darnell, representing Carson-VA Industrial II, LP, addressed some of the previous comments. He outlined their outreach meetings with the leadership of the Center for Community Action and Environmental Justice and their commitment to prevent truck traffic on El Rivino Road. He stated that the CCAEJ brought up many good points including the air filtration program that they agreed to support. Mr. Darnell outlined their labor agreements and the economic projections for the project.

Further discussion followed.

Council Member Brian Berkson suggested that the applicant propose more creativity in the fenced off greenbelt area. He asked about the height of the fencing surrounding the development and suggested if it were more suitable to have a block wall instead of rod-iron. He suggested an 8-foot block wall for sound mitigation as it is near residences. He suggested that the applicant consider a design element that would support point of sale transactions.

Mayor Lorena Barajas stated that this is the right project in the right place and she is pleased to support it.

Mayor Pro Tem Chris Barajas stated that this is an example of what good warehousing can be. He voiced support of the project as it will provide community benefits in perpetuity.

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 Brian Berkson, to adopt Resolution No. 2021-54, with the following three amended conditions: 1) the developer will initiate a preferential local hire provision; 2) the developer will explore the usage of the open space on the north portion of the project; and 3) the developer will provide a separate landscaping plan for the fencing along the northeastern portion of the project and the fencing abutting the residential properties to the north, as approved by the Community Development Director, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, CERTIFYING AN ENVIRONMENTAL IMPACT REPORT AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE CONSTRUCTION OF TWO SPECULATIVE INDUSTRIAL WAREHOUSE BUILDINGS ON APPROXIMATELY 23.4 ACRES OF REAL PROPERTY LOCATED AT 12340 AGUA MANSA ROAD (APNS: 175-210-032, -034, -062, -063), AND APPROVING GENERAL PLAN AMENDMENT NO. 18001, VARIANCE NO. 18005, AND SITE DEVELOPMENT PERMIT NO. 18048 TO PERMIT THE CONSTRUCTION OF TWO SPECULATIVE INDUSTRIAL WAREHOUSE BUILDINGS ON APPROXIMATELY 23.4 ACRES OF REAL PROPERTY LOCATED AT 12340 AGUA MANSA ROAD (APNS: 175-210-032, -034, -062, -063)

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

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to introduce Ordinance No. 2021-14, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP CHANGING THE ZONES OF APPROXIMATELY 23.4 ACRES OF REAL PROPERTY LOCATED AT 12340 AGUA MANSA ROAD (APNS: 175-210-032, -034, -062, -063) FROM MANUFACTURING-SERVICE COMMERCIAL (M-SC) ZONE TO MANUFACTURING-MEDIUM (M-M) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA

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

A motion was made by Council Member Guillermo Silva, seconded by Mayor Pro Tem Chris Barajas, to introduce Ordinance No. 2021-15, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THAT CERTAIN DEVELOPMENT AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND CARSON-VA INDUSTRIAL II, LP FOR THE AGUA MANSA ROAD DEVELOPMENT PROJECT

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

17. COUNCIL BUSINESS

A. APPROVAL OF THE FIRST AMENDMENT TO THE CITY MANAGER'S EMPLOYMENT AGREEMENT

City Attorney Peter Thorson presented the staff report.

A motion was made by Council Member Guillermo Silva, seconded by Mayor Pro Tem Chris Barajas, to approve the First Amendment to the City Manager Employment Agreement between the City of Jurupa Valley and Rod Bradley Butler.

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

18. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson announced that there will be no closed session meeting this evening.

19. COUNCIL MEMBER REPORTS AND COMMENTS

Council Member Guillermo Silva acknowledged the City's 10th Birthday and thanked staff for their efforts. He asked to be involved in resolving the issue with the large trash bins and requested a meeting be set up to discuss this issue.

Council Member Leslie Altamirano gave an update on the Covid-19 vaccination clinics that were held on June 18 and June 26th. She noted that the vaccination clinic on June 18th was for the community's unhoused residents. She thanked all the sponsors and non-profits who provided assistance and support.

Mayor Lorena Barajas announced that the City's Independence Day Celebration will be held on Saturday, July 3rd which residents can enjoy from the comfort of their own homes. She urged residents to refrain from using illegal fireworks in order to keep residents and pets safe.

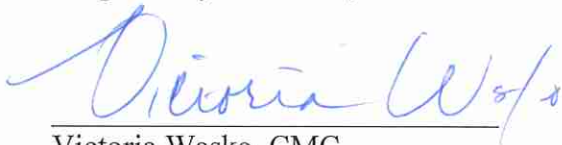
Mayor Pro Tem Chris Barajas requested that any potential Council committees be open to the public with any recommendations coming back to the full Council.

20. ADJOURNMENT

There being no further business before the City Council, Mayor Lorena Barajas adjourned the meeting at 9:58 p.m.

The next meeting of the Jurupa Valley City Council will be held July 15, 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