

**MINUTES  
OF THE REGULAR MEETING  
OF THE JURUPA VALLEY CITY COUNCIL  
August 5, 2021**

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

**1. 6:00 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 6:00 p.m.

**2. STUDY SESSION: CITY PARK FACILITY AND UPDATE**

**A. PRESENTATION - 2019 DOWNEY STREET NATURE PARK CONCEPT PLAN DISCUSSION AND DOWNEY PARK UPDATE**

Mike Flad, Assistant City Manager, gave a presentation on the Downey Street Park Concept Plan. He summarized when the City first acquired the park and the mitigation measures that have been implemented since. He provided information on the National Park Service and their Conceptual Park Plan which includes challenges and opportunities. Mr. Flad noted that the challenges include inadequate infrastructure, lack of pedestrian access, lack of safe equestrian access, dangerous conditions for equestrians, and use by river users which is degrading the riparian forest and the river banks. He presented an outline for the design framework and the desire to enhance user access to the site. He recommended continued outreach to the various agencies who are involved in the entirety of the river and an opportunity to see how this project ties into the entire Santa Ana River. He presented proposed next steps and alternatives for the Council to consider.

Irwin Salas, Code Enforcement Supervisor, provided additional information and responded to Council's questions.

Further discussion followed.

Mayor Pro Tem Chris Barajas suggested that the area should not be a park. He noted that the City has a fixed amount of funds to spend on infrastructure or to maintain park facilities long-term. He stated that residents are equestrians and they like the equestrian access. He suggested that the best course of action is to look at

the entirety of the river bottom and what is the best use for this fixed amount of funds that could provide something that residents really want.

Mayor Lorena Barajas stated that she is not in favor of making this area a park as it would only serve to attract more problems that the City is not equipped to handle. She is, however, in favor of an equestrian park for residents.

Council Member Leslie Altamirano suggested looking at what other nearby cities are doing and to further investigate the possibilities of funding to help improve the current situation.

Council Member Brian Berkson stated that the City has access to developer impact fees that could be used to enhance the park. He stated that he would like further input from the community to gauge what their needs and wants are. He suggested that visitors will continue to travel to the park and will continue to use the current access point so he would prefer to further study this issue so that the visitors who do visit this area can use a public parking lot or possibly parking meters. He suggested figuring out what can be done in the short term such as creating a walking path or an equestrian path.

**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 7:16 p.m.

**4. INVOCATION** was given by Pastor Kyle Fagon, Beacon Hill Church

**5. PLEDGE OF ALLEGIANCE** was led by Mayor Lorena Barajas.

**6. APPROVAL OF AGENDA**

**A motion was made by Mayor Pro Tem Chris Barajas, 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**

*Council Member Leslie Altamirano left the meeting at 7:16 p.m.*

**7. PRESENTATIONS**

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

The City’s Pet of the Month for August, “Lelo”, a three month old Chihuahua was introduced to the Council. Anyone interested in giving Lelo a home is invited to contact the City’s Animal Control Services Department at <https://www.rcdas.org>.

**8. PUBLIC APPEARANCE/COMMENTS**

Kim Johnson thanked the City and its staff for the wonderful new trees on Limonite Avenue. She stated that she is in favor of the proposed social host ordinance that will be considered later in the Agenda. She suggested that staff look at the County of Riverside’s ordinance regarding the use of privately owned residential dwellings as short-term rentals.

**9. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS**

There were no Council comments.

**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 Interagency Coordinating Council meeting of July 23, 2021.**
- 2. Mayor Pro Tem Barajas gave an update on the Western Riverside Council of Governments Executive Committee meeting of August 2, 2021.**

**B. COUNCIL MEMBER BRIAN BERKSON**

- 1. Council Member Berkson gave an update on the Metrolink / Southern California Regional Rail Authority board meeting of July 23, 2021.**

**11. CITY MANAGER’S UPDATE**

City Manager Rod Butler gave an update on the Citygate feasibility study regarding law enforcement services. He noted that part of that study is a community survey of current police services currently being provided by the Riverside County Sheriff’s Department. The survey can be accessed by visiting the City’s website at: [www.jurupavalley.org](http://www.jurupavalley.org)

Mr. Butler reported that next month, several Council Members will attend the California Contract Cities Fall Seminar on September 17, 2021. He surveyed the Council to

determine whether they would prefer to go dark on September 16, 2021 which would allow more flexibility for the Council to attend the seminar.

**By consensus, the City Council canceled the September 16, 2021 meeting.**

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

**12. APPROVAL OF MINUTES**

**A. JULY 15, 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 July 15, 2021 regular meeting.**

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

**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 \$15,006,286.31**

Requested Action: That the City Council ratify the check registers dated June 24, and July 1, 08, 15, 16 and 22, 2021 as well as the payroll registers dated June 25, and 30 and July 9, 2021.

**C. ORDINANCE NO. 2021-16**

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2021-16, 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 6.17 ACRES OF REAL PROPERTY LOCATED ON**

**THE NORTHEAST CORNER OF MISSION BOULEVARD AND PYRITE STREET (APN: 171-020-001) FROM SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE TO GENERAL COMMERCIAL (C-1/C-P) ZONE, 1.47 ACRES OF REAL PROPERTY LOCATED ON THE NORTHEAST CORNER OF MISSION BOULEVARD AND PYRITE STREET (APN: 171-020-002) FROM WATERCOURSE, WATERSHED AND CONSERVATION AREA (W-1) ZONE TO GENERAL COMMERCIAL (C-1/C-P) ZONE, AND 25.17 ACRES OF REAL PROPERTY LOCATED ON THE NORTHEAST CORNER OF MISSION BOULEVARD AND PYRITE STREET (APN: 171-020-025) FROM LIGHT AGRICULTURAL (A-1) ZONE TO GENERAL COMMERCIAL (C-1/C-P) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA**

**D. ORDINANCE NO. 2021-17**

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2021-17, entitled:

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE JURUPA VALLEY MUNICIPAL CODE CONCERNING REQUIRED ENTITLEMENTS AND DEVELOPMENT STANDARDS FOR NON-PROFIT USES PROVIDING COMMUNITY BENEFITS AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061 (B) (3) OF THE CEQA GUIDELINES**

**E. APPROVAL OF DEPOSIT AGREEMENT FOR DESIGN AND CONSTRUCTION WORK RELATING TO CONDITIONS OF APPROVAL REQUIRING RAILROAD CROSSING FOR EMERALD RIDGE PROJECT AND APPROVAL OF AGREEMENT FOR PRELIMINARY ENGINEERING SERVICES WITH UNION PACIFIC RAILROAD FOR PROJECT REVIEW**

1. Requested Action: That the City Council approve the deposit agreement by and between Highpointe Emerald Ridge LLC and City of Jurupa Valley for design and construction work relating to conditions of approval requiring railroad crossings for the Emerald Ridge North development (Highpointe Agreement) and authorize the City Manager to execute the Agreement; and
2. That the City Council approve the Agreement for Preliminary Engineering Services by and between Union Pacific Railroad (UPRR) and the City of Jurupa Valley (UPRR Agreement) and authorize the City Manager to execute the Agreement.

**F. ACCEPTANCE OF SB 821 GRANT FUNDING FOR THE PACIFIC AVENUE PEDESTRIAN AND BICYCLE IMPROVEMENTS PROJECT**

1. Requested Action: That the City Council accept \$364,880 in SB 821, the Bicycle and Pedestrian Facilities Program, funding for the Pacific Avenue Pedestrian and Bicycle Improvements Project, CIP 19106; and
2. Authorize the City Manager to execute Agreement No 21-62-105-00 with the Riverside County Transportation Commission in substantially the form and format attached to the staff report and in such final form as approved by the City Attorney.

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

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

**14. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR**

**15. PUBLIC HEARINGS**

- A. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. MA20276: PROPOSED GENERAL PLAN AMENDMENT (GPA20004) TO CHANGE LAND USE DESIGNATION FROM COUNTRY NEIGHBORHOOD (LDR) TO HIGH DENSITY RESIDENTIAL (HDR), CHANGE OF ZONE (CZ20015) FROM CONTROLLED DEVELOPMENT AREAS (W-2) TO GENERAL RESIDENTIAL (R-3), AND SITE DEVELOPMENT PERMIT (SDP20110) TO CONSTRUCT KINGSLEY TERRACES, A 176-UNIT MULTI-FAMILY APARTMENT PROJECT AT 10001 LIMONITE AVENUE (APN: 162-200-011); (APPLICANT: MIKE KOOPMAN)**

Joe Perez, Community Development Director, presented the staff report. Mr. Perez pointed out the location and aerial view of the site. He reported that the project is a 176 apartment unit complex which is proposed to have 11 buildings with parking, community amenities, landscaping, and other improvements. He outlined the entitlements that are required to approve the project, which include a General Plan Amendment, Zone Change, and a Site Development Plan. Mr. Perez described the applicant's pre-application process and background of the proposed project. He identified the requirements of a General Plan Amendment and a Zone Change, noting that the applicant has not provided sufficient information to confirm that they have met the City's multi-family development standards. Mr. Perez outlined the requirements of the California Environmental Quality Act (CEQA), stating that the applicant has not supplied the information to complete an Initial Study. Mr. Perez reported that at their July 7, 2021 meeting, the Planning Commission

recommended denial of the entitlement applications. Mr. Perez recommended the Council adopt Resolution No. 2021-73, denying the three entitlement applications.

City Attorney Peter Thorson read a prepared statement regarding the City's position and Mr. Koopman's lawsuit against the City of Jurupa Valley. The lawsuit was filed to compel the City to accept Mr. Koopman's application for a CUP to allow a mobile home park with 102 units on the property. This litigation was suspended by both parties so as to give Mr. Koopman the opportunity to file an application for an amendment to the General Plan and zoning for the property. Mr. Thorson advised Council that they should consider the General Plan Amendment, Zone Change and the CEQA issues related to Mr. Koopman's application without regard to this litigation.

Mayor Lorena Barajas opened the public hearing.

Max Ahmadi, Consultant for 4-Star Development, Inc. (applicant) spoke in support of the project. He outlined his previous conversations with the City's former employees, Mr. Tom Merrell and Mr. Chris Mallec. He discussed the reasons for the litigation against the City and his applicant's efforts to comply with the City's entitlement requirements.

Spencer Rogers spoke in opposition to the proposed project, stating that until the roadway is better configured an apartment complex is not a good use and raises concerns of traffic safety.

Jacqui Lee spoke in opposition to the proposed project, stating that this section of Limonite floods. Adding 176 more residential units will bring about 500 more cars to the area which would create additional traffic.

Juan Chavez spoke in opposition to the proposed project, stating that this is not the right place for apartments as many nearby residents enjoy their horses and this is an equestrian community.

John Gulino, Gulino Law Office, (representing the applicant) addressed the City Attorney's representation and the applicant's request to develop a mobile home park. Mr. Gulino stated that his client (Mike Koopman) has initiated parallel applications, one of which is in litigation and the other is pending. Mr. Gulino requested that the Council send this application back to the Planning Commission.

Further discussion followed.

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 adopt Resolution No. 2021-73, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, DENYING GENERAL PLAN AMENDMENT NO. 20004, CHANGE OF ZONE NO. 20015, AND SITE DEVELOPMENT PERMIT NO. 20110 FOR A 176-UNIT MULTI-FAMILY APARTMENT PROJECT (KINGSLEY TERRACES) ON APPROXIMATELY 9.76 ACRES OF REAL PROPERTY LOCATED AT 10001 LIMONITE AVENUE (APN: 162-200-011) IN THE CONTROLLED DEVELOPMENT AREAS (W-2) ZONE, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

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

**B. PUBLIC HEARING TO CONSIDER THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN ZONES 4, 5, 6, 7, 9, 14, 16, 17, 21, 34, 61, 73, 78, 95, 102, 106, 126, 128, 132, 137, 141, 142, 173, 182, A, C, E, F, G, I, K, L, M, N, O, AND S; AND STREET LIGHTING ZONES 5, 7, 15, 17, 19, 39, 41, 62, 69, 86, 91, 93, 94, 102, 2-A, 2-B, 2-C, 2-D, 2-E, AND 2-F OF THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR THE MAINTENANCE AND SERVICING OF LANDSCAPING, MULTI-PURPOSE TRAILS, FENCING, FOSSIL FILTERS, BIO-SWALES, GRAFFITI ABATEMENT, TRAFFIC SIGNALS, BRIDGE LIGHTS, AND STREET LIGHTS FOR FISCAL YEAR 2021-22**

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

Mayor Lorena Barajas opened the public hearing.

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. 2021-74, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR ZONES 4, 5, 6, 7, 9, 14, 16, 17, 21, 34, 61, 73, 78, 95, 102, 106, 126, 128, 132, 137, 141, 142, 173, 182, A, C, E, F, G, I, K, L, M, N, O, AND S, AND STREET LIGHTING ZONES 5, 7, 15, 17, 19, 39, 41, 62, 69, 86, 91, 93, 94, 102, 2-A, 2-B, 2-C, 2-D, 2-E AND 2-F OF THE JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF JURUPA VALLEY AND LEVYING ASSESSMENTS ON ALL LOTS AND PARCELS OF LAND THEREIN WITHIN THE**



**BOUNDARIES OF SAID ZONES AND STREET LIGHTING ZONES FOR FISCAL YEAR 2021-22**

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

**16. COUNCIL BUSINESS**

**A. APPROVAL OF SECOND AMENDMENT TO AGREEMENT WITH FIRSTCARBON SOLUTIONS CORPORATION FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED “RIO VISTA SPECIFIC PLAN” PROJECT, (CASE NUMBER: MA16045), (APPLICANT: RICHLAND COMMUNITIES)**

Joe Perez, Community Development Director, presented the staff report.

**A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to authorize the City Manager to execute the Second Amendment to the Agreement with FirstCarbon Solutions Corporation for the preparation of an Environmental Impact Report (EIR) for the proposed “Rio Vista Specific Plan” project in an amount not to exceed \$147,730, to be funded entirely by the applicant’s advance deposit sufficient to cover the EIR and the City administrative costs.**

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

**B. INITIATION OF AN AMENDMENT TO THE ZONING CODE TO IDENTIFY APPROPRIATE DEVELOPMENT STANDARDS AND PROCESS REQUIREMENTS AND CONSIDERATION OF AN INTERIM URGENCY ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON EXPANSION OR ESTABLISHMENT OF GASOLINE SERVICE STATIONS**

Joe Perez, Community Development Director, presented the staff report.

Jacqui Lee stated that it seems that every developer is asking for approval of a gas station/car wash or drive-through restaurant. With the president pushing for 50% of the cars manufactured in 2030 to be electric she does not see the need for more gas stations.

Brent McManigal, representing Gresham Savage, on behalf of Shieldtech, stated that his client has been pursuing their construction permits and have paid all of their entitlement fees. Due to some construction delays, Shieldtech has filed for a new

entitlement with no changes. As a result, they would request that their project be exempted from the moratorium and be allowed to proceed forward with the Conditional Use Permit.

Joe Perez, Community Development Director clarified the unique circumstances that would apply to the application submitted by Shieldtech.

City Attorney Peter Thorson stated that ultimately it is the Council's decision as to whether to exempt Shieldtech from the moratorium. He clarified that Shieldtech had an existing permit that was approved and the applicant has re-filed for the same permit with the same conditions which could be characterized as an existing use.

Mayor Pro Tem Chris Barajas indicated his support for exempting Shieldtech from the moratorium.

Following discussion, City Attorney Peter Thorson stated that he would craft language to Section 4 of the ordinance that indicates that if the application is for a use that was previously approved with no changes that it would be exempt from the moratorium.

At the request of Council Member Brian Berkson, Mr. Perez clarified that Sheildtech has exhausted all of their extensions, which is the reason why they applied for a new entitlement application.

**A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to 1) approve the exemption for Sheildtech; 2) initiate a zoning code amendment to establish appropriate development standards and review and processing requirements for gasoline service stations; 3) refer the issue to the Planning Commission to study, conduct hearings and make recommendations to the City Council; and 4) adopt Urgency Ordinance No. 2021-18, entitled:**

**AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ENACTED PURSUANT TO GOVERNMENT CODE SECTION 65858 ESTABLISHING A MORATORIUM ON THE APPROVAL OF APPLICATIONS FOR BUILDING PERMITS OR OTHER ENTITLEMENTS FOR NEW GASOLINE SERVICE STATION USES OR THE EXPANSION OF EXISTING GASOLINE SERVICE STATION USES IN THE CITY OF JURUPA VALLEY, DECLARING THE URGENCY THEREOF, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

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

**Noes: None**

**Absent: L. Altamirano**

**C. DISCUSSION OF A PROPOSED SOCIAL HOST ORDINANCE**

Amy Sells, Principal Management Analyst, presented the staff report.

Natalie Rocha, Program Manager, Reach Out, spoke in support of the proposed social host ordinance as it could discourage alcohol use by minors.

Karen Bradford, President, Jurupa Unified School District Board of Education, spoke in support of a proposed social host ordinance as it would protect the City's youth and would provide an additional law enforcement tool.

Further discussion followed.

**A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to bring this matter back for additional discussion.**

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

**17. CITY ATTORNEY'S REPORT**

City Attorney Peter Thorson had no report.

**18. COUNCIL MEMBER REPORTS AND COMMENTS**

Council Member Guillermo Silva thanked the City's consultant Robert Vasquez for his assistance in providing a Local Economic Assistance Program grant to a needy family.

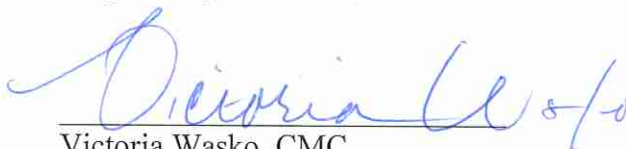
Mayor Pro Tem Chris Barajas requested that the City's Code Enforcement staff check out an unpermitted food vendor that has set up shop on Bain Street.

**19. ADJOURNMENT**

There being no further business before the City Council, Mayor Lorena Barajas adjourned the meeting at 9:11 p.m.

The next meeting of the Jurupa Valley City Council will be held August 19, 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