

**MINUTES  
OF THE REGULAR MEETING  
OF THE JURUPA VALLEY CITY COUNCIL  
April 21, 2022**

**1. 6:00 PM - CALL TO ORDER AND ROLL CALL FOR CLOSED SESSION**

- Chris Barajas, Mayor
- Leslie Altamirano, Mayor Pro Tem
- Lorena Barajas Bisbee, Council Member
- Brian Berkson, Council Member
- Guillermo Silva, Council Member

Mayor Chris Barajas called the closed session meeting to order at 6:06 p.m. Council Member Lorena Barajas Bisbee was absent.

**2. CONVENE TO CLOSED SESSION**

**A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS**

There were no public comments regarding the closed session items.

**B. CITY MANAGER ANNUAL PERFORMANCE EVALUATION.** The City Council met in closed session pursuant to Government Code Section 54957 to evaluate the performance of the City Manager and establish goals and performance objectives for the next year as required by the City Manager's Employment Agreement. The Council will also provide direction to the City Attorney pursuant to Government Code Section 54957.6 concerning changes, if any, to the City Manager's Employment Agreement as to salary, compensation and/or benefits of the City Manager. Any such change would be considered and acted upon at a future City Council Meeting in open session.

**C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS.** The City Council met in closed session pursuant to Government Code Section 54956.8 regarding the potential purchase of certain real property interests in the real property located at APN. 171020001, Pyrite Street between Mission Boulevard and the SR 60 Freeway in the City of Jurupa Valley 92509. The parties to the negotiations for the purchase of the property are: City of Jurupa Valley and Panorama Development, LLC. Negotiators for the City of Jurupa are: Rod Butler, Michael Flad and Peter Thorson. Under negotiation are the price and terms of payment for the potential purchase of the property.

**3. RECONVENE IN OPEN SESSION**

**A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION**

City Attorney Peter Thorson announced that there were no reportable actions taken.

**4. 7:00 PM - CALL TO ORDER AND ROLL CALL FOR REGULAR SESSION**

- Chris Barajas, Mayor
- Leslie Altamirano, Mayor Pro Tem
- Lorena Barajas Bisbee, Council Member
- Brian Berkson, Council Member
- Guillermo Silva, Council Member

Mayor Chris Barajas called the regular meeting to order at 7:04 p.m. Council Member Lorena Barajas Bisbee was absent.

**5. INVOCATION**

**6. PLEDGE OF ALLEGIANCE** was led by Joe Perez.

**7. APPROVAL OF AGENDA**

**A motion was made by Mayor Pro Tem Altamirano, seconded by Council Member Guillermo Silva, to approve the Agenda.**

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

**8. PRESENTATIONS**

**A. PROCLAMATION PROCLAIMING DONATE LIFE MONTH**

Allen Jolley, representing One Legacy discussed the importance of organ donation. He spoke in honor of his daughter Caitlyn whose death made possible the gift of life for an 8-month old child and helped provide needed organs to two others. He thanked the Council for their recognition and encouraged greater awareness of organ and tissue donation.

**B. PROCLAMATION CELEBRATING THE 40<sup>TH</sup> ANNIVERSARY OF CALIFORNIA FAMILY LIFE CENTER**

Jeremy Mann, representing the Rubidoux Youth Opportunity Center and representing California Family Life Center, provided information on the services they provide which includes being a foster agency, adoption services, job training, and transitional youth homes. Mr. Mann thanked the Council for their recognition of this noteworthy milestone.

**9. PUBLIC APPEARANCE/COMMENTS**

Bobby Renae spoke on behalf of homeowners from Mira Loma who are concerned about high-density clustered apartments and single-family dwellings that will impact their equestrian and animal keeping community. The residents would like open and productive discussion over such quality of life issues.

Luis Diaz spoke as a 30 year-resident of Dodge Street, stating that he is concerned about the new rolled curbs that are a danger to horseback riders. The curbs will also impact the location of mailboxes which will cause damage to the horse trail.

Thomas Elder voiced a concern that the current state of Mira Loma needs to be cleaned up as there are couches, furniture and graffiti scattered throughout the neighborhood and he is tired of the way it looks.

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

Council Member Brian Berkson discussed the drive-thru pet vaccine clinic that was held a few weeks ago which provided over 250 vaccinations at no charge. Due to the success of the clinic, the County Animal Control Services will host another drive-thru vaccine clinic on Friday, April 29<sup>th</sup> at the City’s Operations Center at 5293 Mission Boulevard.

Mayor Chris Barajas advised that the previous speaker may address his concerns regarding the rolled curb to Paul Toor, Public Works Director. He announced that the City’s new food bank in partnership with the United Sikh Mission will have their grand opening this Saturday at 10:00 am. The event will include a food distribution for the first 500 attendees.

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

**A. MAYOR CHRIS BARAJAS**

- 1. Mayor Barajas gave an update on the Western Riverside Council of Governments – Administration & Finance Committee meeting of April 13, 2022.**
- 2. Mayor Barajas gave an update on the Western Community Energy Joint meeting of the Board of Directors and Technical Advisory Committee of April 13, 2022.**

**B. COUNCIL MEMBER BRIAN BERKSON**

- 1. Council Member Berkson gave an update on the Metrolink / Southern California Regional Rail Authority meeting of April 8, 2022.**

2. Council Member Berkson gave an update on the Transportation Now Coalition meeting of April 14, 2022.

3. Council Member Berkson gave an update on the Mobile Source Air Pollution Reduction Review Committee meeting of April 21, 2022.

C. COUNCIL MEMBER GUILLERMO SILVA

1. Council Member Silva gave an update on the Northwest Mosquito and Vector Control District meeting of April 21, 2022.

12. CITY MANAGER'S UPDATE

A. COMMUNITY NEWS AND UPCOMING EVENTS

City Manager Rod Butler gave a presentation on the following upcoming events: 1) the Jurupa Valley Food Pantry grand opening on April 23, 2022; 2) a Town Hall meeting for Council District 4 on April 26, 2022; 3) a drive-through pet adoption clinic for Jurupa Valley residents at the Jurupa Valley Operations Center on April 29, 2022; 4) a Spring Community Clean up on Saturday, April 30, 2022; 5) Mayor's Prayer Breakfast on May 5, 2022; 6) a blood donation event on May 26, 2022; 7) and a Save the Date for the upcoming Veterans Parade on November 12, 2022. Additional information is available on the City's website at: [www.jurupavalley.org](http://www.jurupavalley.org)

Joe Perez, Community Development Director, announced that the City received some excellent news today that he wanted to share with members of the audience. The City of Jurupa Valley's General Plan Housing Element has been certified by the California Department of Housing and Community Development (HCD), signifying the City's compliance with State Housing Element law. Mr. Perez noted that Jurupa Valley is only the second city in the County of Riverside to have a certified Housing Element. He commended Jean Ward and Mary Wright and members of the Community Development Department team for their efforts.

Further discussion followed.

Mayor Chris Barajas commended everyone who had input on the Housing Element, while still protecting the City's rural areas. He specifically thanked City staff, the members of the City Council, and members of the Planning Commission.

Thomas Elder discussed the new housing legislation that will bring higher density housing to the City. He asked that the Council not put any time or energy into the Sikh Mission.

Bobby Renae stated that she loves Jurupa Valley and she urges everyone to take care of each other and respect all people.

**13. SHERIFF'S DEPARTMENT UPDATE**

Mayor Chris Barajas announced that this item will be continued to the May 19, 2022 meeting.

**14. APPROVAL OF MINUTES**

**A. APRIL 7, 2022 REGULAR MEETING**

**A motion was made by Mayor Pro Tem Leslie Altamirano, seconded by Council Member Guillermo Silva, to approve the Minutes of the April 7, 2022 regular meeting.**

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

**15. 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. 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. 2022-32, 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**

**C. APPROVAL OF JOINT COMMUNITY FACILITIES AGREEMENT BY AND BETWEEN JURUPA UNIFIED SCHOOL DISTRICT, CENTURY COMMUNITIES OF CALIFORNIA, LLC, AND THE CITY OF JURUPA VALLEY FOR IMPROVEMENTS RELATED TO TENTATIVE TRACT MAP**

**NO. 37640 EMERALD RIDGE SOUTH; AVALON STREET, CANAL STREET, CANAL STREET EXTENSION, AND 30<sup>TH</sup> STREET**

1. Requested Action: That the City Council approve the Joint Community Facilities Agreement by and Between Jurupa Unified School District, the City of Jurupa Valley, and Century Communities of California, LLC; and
2. 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.

**D. APPROVAL OF FINAL PARCEL MAP NO. 37528, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF RUBIDOUX BOULEVARD AND EL RIVINO ROAD, INCLUDING ACCEPTANCE OF OFFERS OF DEDICATION, AND ACCEPTANCE OF IMPROVEMENT FINANCIAL SECURITIES BONDS (AGUA MANSA COMMERCE PREDEV, LLC)**

1. Requested Action: That the City Council approve Final Parcel Map 37528 and accept the following dedications:
  - a. the real property described as an easement for public street and public utility purposes over Lots “A” through “F”, inclusive, as shown on Parcel Map No. 37528.
  - b. the real property described as an easement for public utility purposes together with the right of ingress and egress for emergency vehicles over and within Lots “G” through “W”, inclusive, as shown on Parcel Map No. 37528.
2. Authorize the Mayor and City Clerk to sign Final Parcel Map No. 37528;
3. Approve and authorize the Mayor and City Clerk to execute the Subdivision Agreements; and
4. Accept the surety bonds for construction of related off-site improvements, and placement of survey monumentation.

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

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

**Noes: None**

**Absent: L. Barajas Bisbee**

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

**17. PUBLIC HEARINGS**

**A. PUBLIC HEARING FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN (2022-2023)**

Staff Report presented by Amy Sells, Principal Management Analyst.

Mayor Chris Barajas opened the public hearing and called for any public comments.

Tyler Byrne expressed his disappointment in the decision to deny some of the applicants that applied for CDBG grant funding. After going through the CDBG workshop, studying the information and requirements and submitting his application to the CDAC, he did not anticipate the outcome.

Leonard Jarman, representing Path of Life Ministries, gave an update on the services they provide which includes an outreach team, transitional housing, crisis intervention, Veterans housing, and short-term housing.

Thomas Elder discussed his views of how the funding for the CDBG grant funding is being allocated.

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

**A motion was made by Mayor Pro Tem Leslie Altamirano, seconded by Council Member Guillermo Silva, to receive and file the 2022-2023 Annual Action Plan; and adopt Resolution No. 2022-33, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING THE ANNUAL ACTION PLAN (2022-2023) FOR THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

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

**Noes: None**

**Absent: L. Barajas Bisbee**

**B. PUBLIC HEARING TO CONSIDER (1) AN ORDINANCE TO AMEND CHAPTER 3.75 OF THE MUNICIPAL CODE TO CLARIFY THE METHOD USED FOR CALCULATING DEVELOPMENT IMPACT FEES FOR RETAIL/SERVICE/OFFICE, BUSINESS PARK, INDUSTRIAL, AND RESIDENTIAL USES AND COMMERCIAL LODGING AND MIXED USE DEVELOPMENTS, AND (2) A RESOLUTION TO ADOPT A**

**DEVELOPMENT IMPACT FEE FOR ACCESSORY DWELLING UNITS,  
AND MAKING A FINDING OF EXEMPTION UNDER CEQA**

Mayor Chris Barajas opened the public hearing and called for any public comments.

There being no further comments, the public hearing was continued to the May 5, 2022 Council meeting.

**By consensus, the City Council continued the public hearing to the regularly scheduled City Council meeting on May 5, 2022.**

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

**C. PUBLIC HEARING TO CONSIDER A RESOLUTION ADDING AN SB 9 TWO-UNIT DEVELOPMENT APPLICATION FEE TO THE SCHEDULE OF ZONING FEES AND AN URBAN LOT SPLIT APPLICATION FEE TO THE SCHEDULE OF SUBDIVISION FEES**

Staff Report presented by Dianne Guevara, Deputy Director of Community Development. Ms. Guevara provided background on Senate Bill 9, noting that the legislation requires the ministerial approval of a subdivision of one lot into two lots in a single-family residential zone and a second dwelling unit in a single-family residential zone. Last January, the Council adopted an urgency ordinance with design standards in order to limit the impacts from the density increases in single-family zones. Tonight, the Council is being asked to consider the associated fee that is needed to cover the costs to process proposed SB 9 applications.

Mayor Chris Barajas opened the public hearing and called for any public comments.

Bobby Renae commented on the SB 9 legislation. She asked how the legislation will affect future development and how she could set up a meeting with Council to become better informed.

Mayor Chris Barajas outlined some of the main provisions of Senate Bill 9 and future housing bills that are being considered by the legislature.

Council Member Brian Berkson discussed how state legislation is eroding local control over housing and zoning issues and how the Council has limited authority once the legislation is passed.

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

**A motion was made by Mayor Pro Tem Leslie Altamirano, seconded by Council Member Guillermo Silva, to adopt Resolution No. 2022-35, entitled:**



**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE SCHEDULE OF ZONING FEES ESTABLISHED PURSUANT TO SECTION 3.65.030 OF THE JURUPA VALLEY MUNICIPAL CODE TO ADD AN SB 9 TWO-UNIT DEVELOPMENT APPLICATION FEE, AND AMENDING THE SCHEDULE OF SUBDIVISION FEES ESTABLISHED PURSUANT TO SECTION 3.65.060 OF THE JURUPA VALLEY MUNICIPAL CODE TO ADD AN URBAN LOT SPLIT APPLICATION FEE, AND FINDING THE ACTION EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061 AND 15378 AND PUBLIC RESOURCES CODE SECTION 21080(b)(8)(A)**

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

**18. COUNCIL BUSINESS**

**A. CONSIDERATION TO RESTRUCTURE THE TRAFFIC SAFETY COMMITTEE**

Staff Report presented by Paul Toor, Director of Public Works. Mr. Toor explained that this proposal is to expand the roles and responsibilities of the Traffic Safety Committee by adding additional duties such as reviewing and recommending Public Works programs and other infrastructure obligations. Additionally, the Committee could assist the Council in reviewing and developing tree maintenance policies; review and recommend refuse rates and recycling programs, and review and recommend Capital Improvement Projects.

Mayor Chris Barajas complimented Mr. Tool for his efforts on this item. He voiced his full support for a new Public Works Committee.

Members of the Council echoed Mayor Barajas's comments and voiced support of a Public Works Committee.

**A motion was made by Council Member Guillermo Silva, seconded by Mayor Pro Tem Leslie Altamirano, to direct staff to prepare an ordinance and/or resolution restructuring the City's Traffic Safety Committee to a Public Works Committee and establish the role and responsibilities of the Public Works Committee.**

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

**B. ADOPTION OF THE FIVE-YEAR MEASURE ‘A’ LOCAL STREETS AND ROADS CAPITAL IMPROVEMENT PROGRAM**

Staff Report presented by Paul Toor, Director of Public Works. Mr. Toor reported that Measure A is voter approved Measure to impose a 0.5% sales tax to be used for transportation system improvements. Measure A was first approved by Riverside County voters in 1988 for a 20 year period. In 2002, voters approved a 30 year extension to continue funding road improvements. To be eligible for Measure A funding, the City is required to submit a five-year Capital Improvement Project report to the Riverside County Transportation Commission, who oversees the program by May 1, 2022. Mr. Toor presented the key projects that will be recommended for funding.

Further discussion followed.

**A motion was made by Mayor Pro Tem Leslie Altamirano, seconded by Council Member Guillermo Silva, to adopt Resolution No. 2022-36, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING THE FIVE-YEAR MEASURE “A” LOCAL STREETS AND ROADS CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2022/2023 THROUGH 2026/2027**

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

**C. DISCUSSION OF DOWNEY PARK REOPENING PLAN**

Staff Report presented by Keith Clarke, Building Department Director.

City Manager Rod Butler read into the record a message from Council Member Lorena Barajas Bisbee that she does not support the reopening of the Downey Street Park as it will disturb the surrounding community by causing traffic, noise, and litter and will strain the resources of the City’s Code Enforcement and Sheriff’s Department.

Further discussion followed.

**By consensus, the Council directed City staff to come back with a plan for the reopening, which includes hours of operation, how the new park and trail at Paradise Knolls will be integrated with the Downey Street Park, and how some of the quality of life issues will be mitigated and at what cost.**

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

**19. CITY ATTORNEY'S REPORT**

City Attorney Peter Thorson had no report.

**20. COUNCIL MEMBER REPORTS AND COMMENTS**

Council Member Guillermo Silva thanked members of the audience for being respectful while voicing their concerns. He encouraged concerned residents to reach out to City Staff or to contact the City Council by email.

Mayor Chris Barajas requested that City staff bring back a plan for the City's street sweeping program with a schedule so residents know when their streets will be swept and a proposal of what it would cost to install no-parking signs and enforce the program.

Mayor Pro Tem Leslie Altamirano thanked members of the audience for coming out and giving their feedback. The Council welcomes and encourages public participation and are available to listen to concerns and answer questions. She encouraged community members to visit the City's website and social media platforms to stay informed. She announced that a Town Hall meeting for Council District 4 will be held Tuesday, April 26<sup>th</sup> at 6:00 p.m. at the Eddie Dee Smith Senior Center.

**21. ADJOURNMENT**

There being no further business before the City Council, Mayor Chris Barajas adjourned the meeting at 9:28 p.m.

The next meeting of the Jurupa Valley City Council will be held May 5, 2022 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,



Victoria Wasko  
Victoria Wasko, CMC  
City Clerk