



## **REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL**

**Thursday, May 19, 2022**

**Council Workshop: 5:30 p.m.**

**Regular Meeting: 7:00 p.m.**

**City Council Chamber**

**8930 Limonite Avenue, Jurupa Valley, CA 92509**

- A. *As a courtesy to those in attendance, we ask that cell phones be turned off or set to their silent mode and that you keep talking to a minimum so that all persons can hear the comments of the public and City Council.*
- B. *A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the City Clerk **BEFORE** the Mayor calls for Public Comments on an agenda item. Each agenda item up will be open for public comments before taking action. Public comments on subjects that are not on the agenda can be made during the "Public Appearance/Comments" portion of the agenda.*
- C. *If the Meeting is conducted via teleconferencing pursuant to Government Code Section 54953(e), the public may submit comments to the City Council via email or via telephone prior to the Mayor calling the item. Email comment shall be sent to: [CityClerk@jurupavalley.org](mailto:CityClerk@jurupavalley.org). Telephone comments may be made by calling (951) 332-6464, Ext. 140. Email and telephone comments are subject to the same rules as in-person comments.*
- D. *Members of the public who wish to comment on the **CONSENT CALENDAR** may do so during the Public Comment portion of the Agenda prior to the adoption of the Consent Calendar.*
- E. *As a courtesy to others and to assure that each person wishing to be heard has an opportunity to speak, please limit your comments to 3 minutes.*

### **1. 5:30 PM - CALL TO ORDER AND ROLL CALL FOR COUNCIL WORKSHOP**

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

### **2. FISCAL YEAR 2022-23 BUDGET WORKSHOP**

#### **A. DISCUSSION OF FISCAL YEAR 2022-23 ANNUAL CITY BUDGET**

Requested Action: That the City Council review the Proposed FY 2022-23 City Budget and direct staff to make changes as necessary prior to final adoption at a subsequent meeting scheduled on June 16, 2022.

**3. 7:00 PM - CALL TO ORDER AND ROLL CALL FOR REGULAR MEETING**

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

**4. INVOCATION**

**5. PLEDGE OF ALLEGIANCE**

**6. APPROVAL OF AGENDA**

**7. PRESENTATIONS**

**8. PUBLIC APPEARANCE/COMMENTS**

Persons wishing to address the City Council on subjects other than those listed on the Agenda are requested to do so at this time. A member of the public who wishes to speak under Public Appearance/Comments OR the Consent Calendar must fill out a "Speaker Card" and submit it to the City Clerk BEFORE the Mayor calls for Public Comments on an agenda item. When addressing the City Council, please come to the podium and state your name and address for the record. While listing your name and address is not required, it helps us to provide follow-up information to you if needed. In order to conduct a timely meeting, we ask that you keep your comments to 3 minutes. Government Code Section 54954.2 prohibits the City Council from taking action on a specific item until it appears on an agenda.

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

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

**A. MAYOR CHRIS BARAJAS**

- 1. UPDATE ON THE WESTERN COMMUNITY ENERGY JOINT MEETING OF THE BOARD OF DIRECTORS AND TECHNICAL ADVISORY COMMITTEE OF MAY 11, 2022**

2. **UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS ADMINISTRATION & FINANCE COMMITTEE MEETING OF MAY 11, 2022**

**B. COUNCIL MEMBER LORENA BARAJAS BISBEE**

1. **UPDATE ON THE WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY MEETING OF MAY 2, 2022**
2. **UPDATE ON THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) GENERAL ASSEMBLY AND BUSINESS MEETING OF MAY 5, 2022**

**C. COUNCIL MEMBER BRIAN BERKSON**

1. **UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION MEETING OF MAY 11, 2022**
2. **UPDATE ON THE NORTHWEST NOW COALITION MEETING OF MAY 12, 2022**
3. **UPDATE ON THE METROLINK / SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY – AUDIT AND FINANCE COMMITTEE MEETING OF MAY 13, 2022**

**D. COUNCIL MEMBER GUILLERMO SILVA**

1. **UPDATE ON THE NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT MEETING OF MAY 19, 2022**

**11. CITY MANAGER’S UPDATE**

**A. COUNCIL TRAVEL SUMMARY REPORT**

**12. APPROVAL OF MINUTES**

**A. MAY 5, 2022 REGULAR MEETING**

**13. CONSENT CALENDAR (COMMENTS ON CONSENT AGENDA TAKEN HERE)**

(All matters on the Consent Calendar are to be approved in one motion unless a Councilmember requests a separate action on a specific item on the Consent Calendar. If an item is removed from the Consent Calendar, it will be discussed individually and acted upon separately.)

**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. 2022-40, 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. AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF JURUPA VALLEY AND KEVIN RYAN FOR AMERICAN RESCUE PLAN ACT ADMINISTRATIVE SERVICES**

Requested Action: That the City Council approve an agreement between the City of Jurupa Valley and Kevin Ryan for American Rescue Plan Act administrative consulting services and authorize the City Manager to execute the First Amendment in substantially the form and format attached to the staff report as approved by the City Attorney.

**D. CONSIDERATION OF RESOLUTIONS REGARDING THE ANNUAL ASSESSMENTS FOR CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1 CONSOLIDATED (JV L&LMD NO. 89-1-C) - CITYWIDE**

1. Requested Action: That the City Council adopt Resolution No. 2022-41, entitled:

**A RESOLUTION OF THE CITY OF JURUPA VALLEY, ORDERING THE PREPARATION OF THE ENGINEER'S REPORT REGARDING PROPOSED ASSESSMENTS TO BE LEVIED AND COLLECTED FOR FISCAL YEAR 2022-23 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, S, T, U, X, AND Z; 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 CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE**

**DISTRICT NO. 89-1-CONSOLIDATED PURSUANT TO THE  
LANDSCAPING AND LIGHTING ACT OF 1972**

2. That the City Council adopt Resolution No. 2022-42, entitled:

**A RESOLUTION OF THE CITY OF JURUPA VALLEY DECLARING ITS INTENTION TO LEVY AND COLLECT 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, D, E, F, G, I, K, L, M, N, O, S, T, U, X, AND Z; 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 2022-23; AND GIVING NOTICE OF AND SETTING THE TIME AND PLACE OF THE PUBLIC HEARING ON THE ANNUAL ASSESSMENT AND ORDERING NOTICE OF THE PUBLIC HEARING TO BE PUBLISHED**

**E. RESOLUTIONS REGARDING THE ANNEXATION OF ZONE EE (TROY COURT INDUSTRIAL) TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (“CITY OF JURUPA VALLEY L&LMD 89-1-C”), ON THE WEST SIDE OF TROY COURT**

1. Requested Action: That the City Council adopt Resolution No. 2022-43, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, INITIATING PROCEEDINGS FOR THE ANNEXATION OF TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE EE AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2023-2024 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION**

2. That the City Council adopt Resolution No. 2022-44, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, APPROVING THE REPORT OF THE ENGINEER REGARDING THE PROPOSED ANNEXATION OF TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE EE AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED FOR FISCAL YEAR 2022-2023**

3. That the City Council adopt Resolution No. 2022-45, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, DECLARING ITS INTENTION TO ANNEX TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE EE AND TO LEVY AND COLLECT ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2022-2023 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION AND APPOINTING A TIME AND PLACE FOR HEARING PROTESTS**

**F. AWARD OF CONSTRUCTION AGREEMENT TO ALL AMERICAN ASPHALT, INC. FOR THE MISSION BOULEVARD PAVEMENT REHABILITATION – PHASE II, CIP #21103, FROM BELLEGRAVE AVENUE TO PYRITE STREET IN THE CITY OF JURUPA VALLEY**

1. Requested Action: That the City Council approve and award a construction agreement to All American Asphalt, Inc. in the amount of \$1,681,476.50 for the Mission Boulevard Pavement Rehabilitation Project - Phase II, CIP #21103 from Bellegrave to Pyrite (“Agreement”), for the work included in its bid proposal 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; and
2. Approve a 10% contingency in the amount of \$168,147.65 and authorize the City Manager to execute contract change orders not to exceed the total contract amount, pursuant to requirements set forth in the Agreement; and
3. Re-appropriate \$89,000.00 of Gas Tax funds for the City’s On Call Pavement Repair Services, Account No. 54153, to the Project account; and
4. Re-appropriate \$116,000.00 of Gas Tax funds from the City’s On Call Striping, Account No. 54151, to the Project account; and

5. Authorize the City Manager to record the Notice of Completion upon acceptance of the work by the City Engineer.
14. **CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR**
15. **PUBLIC HEARINGS**
  - A. **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 (CONTINUED FROM THE MAY 5, 2022 MEETING)**
    1. Requested Action: That the City Council open the public hearing and consider any public testimony;
    2. That the City Council conduct a first reading and introduce Ordinance No. 2022-08, entitled:

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, AMENDING CHAPTER 3.75 (DEVELOPMENT IMPACT FEE) OF THE JURUPA VALLEY MUNICIPAL CODE TO CLARIFY THAT THE METHOD FOR CALCULATING DEVELOPMENT IMPACT FEES FOR RETAIL/SERVICE/OFFICE, BUSINESS PARK, AND INDUSTRIAL USES SHALL BE BASED ON THE SQUARE FOOTAGE OF THE BUILDING, AND TO CLARIFY THAT FEES FOR RESIDENTIAL USES AND COMMERCIAL LODGING ARE CALCULATED BASED ON A PER UNIT BASIS AND THAT FEES FOR MIXED USE DEVELOPMENTS ARE BASED ON THE COMBINATION OF THE LAND USES, MAKING CONFORMING REVISIONS TO CHAPTER 3.75, AND MAKING A FINDING OF EXEMPTION UNDER SECTIONS 15061(B)(3) AND 15273(A)(4) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT;**
    3. That the City Council adopt Resolution No. 2022-34, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, ADOPTING A DEVELOPMENT IMPACT FEE FOR ACCESSORY DWELLING UNITS, AND MAKING A FINDING OF EXEMPTION UNDER SECTIONS 15061(B)(3) AND 15273(A)(4) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES**

**16. COUNCIL BUSINESS**

- A. STUDY SESSION: MASTER APPLICATION (MA) NO. 22080 (PAR22013) PROJECT: MIXED-USE DEVELOPMENT PROJECT CONSISTING OF 84 DETACHED CONDOMINIUMS AND A 5.91-ACRE COMMERCIAL CENTER LOCATED AT THE CORNER OF VAN BUREN BOULEVARD AND FELSPAR STREET BOUNDED BY 54<sup>TH</sup> STREET TO THE SOUTH, AND 51<sup>ST</sup> STREET TO THE NORTH (APNS: 169-290-003 & 169-300-016) (APPLICANT: OC INFRA, LLC)**

Requested Action: That the City Council (1) receive an introduction of the project design and (2) identify items of concerns or request for additional information that staff will need to address prior to the public hearing(s). Since this is a study session, no action will be taken.

- B. CONSIDERATION OF ANNUAL RATE CEILING ADJUSTMENT REQUEST FROM BURRTEC WASTE INDUSTRIES, INC.**

Requested Action: That the City Council approve the annual rate ceiling adjustment of 5.00% for all residential and commercial customers serviced by Burrtec Waste Industries, Inc. per section 17.8 of the Solid Waste Franchise Agreement between the City and Burrtec Waste Industries, Inc.

- C. INITIATION OF AN AMENDMENT TO THE GENERAL PLAN COMMUNITY SAFETY, SERVICES, AND FACILITIES ELEMENT TO MEET STATE LAW**

Requested Action: That the City Council initiate an amendment to the General Plan Community Safety, Services, and Facilities Element to meet state law.

**17. CITY ATTORNEY'S REPORT**

**18. COUNCIL MEMBER REPORTS AND COMMENTS**

**19. CONVENE TO CLOSED SESSION**

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

- B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS.** The City Council will meet in closed session pursuant to Government Code Section 54956.8 regarding the potential lease of certain real property interests in the real property owned by the City of Jurupa Valley located at 5293 Mission Boulevard, Jurupa Valley (Jurupa Valley Operations Center). The parties to the negotiations for the purchase of the property are: City of Jurupa Valley and Riverside Community College District. 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 lease of the property.

- C. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION.** The City Council will meet in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(1) with respect to one matter of pending litigation: *Elder v. Jurupa Valley*, Riverside County Superior Court No. RIC2003464.

**20. RECONVENE IN OPEN SESSION**

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

**21. ADJOURNMENT**

Adjourn to the Regular Meeting of June 2, 2022 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

*In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley City Council or other services, please contact Jurupa Valley City Hall at (951) 332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

*Agendas of public meetings and any other writings distributed to all, or a majority of, Jurupa Valley City Council Members in connection with a matter subject to discussion or consideration at an open meeting of the City Council are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at the City of Jurupa Valley, 8930 Limonite Avenue, Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, Jurupa Valley City Council Members. The City Council may also post the writing on its Internet website at [www.jurupavalley.org](http://www.jurupavalley.org).*

*Agendas and Minutes are posted on the City's website at [www.jurupavalley.org](http://www.jurupavalley.org).*