



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

**Thursday, April 20, 2023  
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. *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.*
- D. *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. 7:00 PM - CALL TO ORDER AND ROLL CALL FOR REGULAR MEETING**

- Chris Barajas, Mayor
- Guillermo Silva, Mayor Pro Tem
- Leslie Altamirano, Council Member
- Brian Berkson, Council Member
- Armando Carmona, Council Member

### **2. INVOCATION**

### **3. PLEDGE OF ALLEGIANCE**

### **4. APPROVAL OF AGENDA**

### **5. PRESENTATIONS**

### **6. 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.

7. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS
8. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS REGARDING REGIONAL BOARDS AND COMMISSIONS
  - A. MAYOR CHRIS BARAJAS
    1. UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS – ADMINISTRATION & FINANCE COMMITTEE MEETING OF APRIL 12, 2023
    2. UPDATE ON THE I-REN EXECUTIVE COMMITTEE MEETING OF APRIL 18, 2023
  - B. MAYOR PRO TEM GUILLERMO SILVA
    1. UPDATE ON THE NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT MEETING OF APRIL 20, 2023
  - C. COUNCIL MEMBER BRIAN BERKSON
    1. UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION MEETING OF APRIL 12, 2023
    2. UPDATE ON THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS NEW MEMBER ORIENTATION MEETING OF APRIL 12, 2023
    3. UPDATE ON THE TRANSPORTATION NOW COALITION MEETING OF APRIL 13, 2023
    4. UPDATE ON THE METROLINK / SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY – AUDIT AND FINANCE COMMITTEE MEETING OF APRIL 14, 2023

**5. UPDATE ON THE MOBILE SOURCE AIR POLLUTION  
REDUCTION REVIEW COMMITTEE MEETING OF APRIL 20,  
2023**

**9. CITY MANAGER'S UPDATE**

**10. APPROVAL OF MINUTES**

**A. APRIL 6, 2023 REGULAR MEETING**

**11. CONSENT CALENDAR**

**A. COUNCIL APPROVAL OF A MOTION TO WAIVE THE READING OF  
THE TITLE AND TEXT OF ALL ORDINANCES AND RESOLUTIONS  
INCLUDED IN THE AGENDA**

Requested Action: That the City Council waive the reading of the title and text of all ordinances and resolutions included in the agenda. In accordance with Government Code Section 34934, the title of each ordinance is included on the published agenda and a copy of the full ordinance has been available to the public online on the City's website and will be available in print at the meeting prior to the introduction or passage of the ordinance.

**B. AWARD OF CONTRACT FOR AUDITING SERVICES TO BADAWI &  
ASSOCIATES CERTIFIED PUBLIC ACCOUNTANTS**

Requested Action: That the City Council authorize the City Manager to enter into an Agreement for auditing services with Badawi & Associates Certified Public Accountants (B&A) for the Fiscal Years Ending June 30, 2023, 2024 and 2025 with an option to extend the agreement for 2026 and 2027.

**C. ADOPTION OF THE FIVE-YEAR MEASURE 'A' LOCAL STREETS AND  
ROADS CAPITAL IMPROVEMENT PROGRAM**

Requested Action: That the City Council adopt Resolution No. 2023-24, 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 2023/2024 THROUGH 2027/2028**

**D. FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF  
JURUPA VALLEY AND VAN DYKE LANDSCAPE ARCHITECTS, INC.  
FOR ON-CALL LANDSCAPE ARCHITECTURAL SERVICES**

Requested Action: That the City Council approve the First Amendment to the Agreement between the City of Jurupa Valley and Van Dyke Landscape Architects,

Inc. for On-Call Landscape Architectural Services 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.

**E. AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND ARAGON GEOTECHNICAL, INC. FOR ON-CALL GEOTECHNICAL ENGINEERING SERVICES**

**AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND LEIGHTON CONSULTING, INC. FOR ON-CALL GEOTECHNICAL ENGINEERING SERVICES**

1. Requested Action: That the City Council approve the Agreement between the City of Jurupa Valley and Aragon Geotechnical, Inc. for On-Call Geotechnical Engineering Services 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.
2. That the City Council approve the Agreement between the City of Jurupa Valley and Leighton Consulting, Inc. for On-Call Geotechnical Engineering Services 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.

**F. INITIATION OF THE FOLLOWING ACTIONS:**

1. **A CHANGE TO THE CITY OF JURUPA VALLEY ZONING MAP AND AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF VAN BUREN BOULEVARD AND JURUPA ROAD AND WEST OF FELSPAR STREET (JD'S STEAKHOUSE SHOPPING CENTER)**
2. **A CHANGE TO THE CITY OF JURUPA VALLEY ZONING MAP AND AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF LIMONITE AVENUE AND CLAY STREET AND EAST OF PEDLEY ROAD (DE ANZA PLAZA)**
  1. Requested Action: That the City Council initiate a Change of Zone and a General Plan Land Use Map Amendment for property located at the northeast corner of Van Buren Boulevard and Jurupa Road and west of Felspar Street (JD's Steakhouse Shopping Center); and

2. That the City Council initiate a Change of Zone and a General Plan Land Use Map Amendment for property located at the southwest corner of Limonite Avenue and Clay Street and east of Pedley Road (De Anza Plaza).

**G. CITY COUNCIL INITIATION OF A MUNICIPAL CODE AMENDMENT TO TITLES 6 AND 9 TO MODIFY REGULATIONS FOR MOBILE VENDING; CEQA DETERMINATION: THE PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND THE CITY'S LOCAL CEQA GUIDELINES PURSUANT TO CEQA GUIDELINES SECTION 15061 (B) (3)**

Requested Action: That the City Council, by motion, initiate proceedings to consider a Municipal Code Amendment to Titles 6 and 9 modifying regulations for mobile vending.

**H. CITY COUNCIL INITIATION OF A MUNICIPAL CODE AMENDMENT TO TITLE 9 TO MODIFY REGULATIONS FOR HOME OCCUPATIONS CEQA DETERMINATION: THE PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND THE CITY'S LOCAL CEQA GUIDELINES PURSUANT TO CEQA GUIDELINES SECTION 15061 (B) (3)**

Requested Action: That the City Council, by motion, initiate proceedings to consider a Municipal Code Amendment to Title 9 modifying regulations for home occupations.

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

**15. PUBLIC HEARINGS**

**A. PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY (ZONE II) TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (THE "DISTRICT") AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY; NORTHEAST CORNER OF PYRITE STREET AND MISSION BOULEVARD**

1. Requested Action: That the City Council conduct a public hearing and receive any public comments; and
2. Adopt Resolution No. 2023-25, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, ORDERING THE ANNEXATION OF TERRITORY (ZONE II); LOCATED AT THE NORTHEAST CORNER OF PYRITE STREET AND MISSION BOULEVARD INTERSECTION, TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, CONFIRMING A DIAGRAM AND ASSESSMENT, ORDERING THE IMPROVEMENTS AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2023-24 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION**

**B. PUBLIC HEARING FOR THE 2023-2028 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN, 2023/24 ANNUAL ACTION PLAN, AND CITIZEN PARTICIPATION PLAN**

1. Requested Action: That the City Council receive and file the 2023-28 Consolidated Plan, the 2022-2023 Annual Action Plan and the Citizen Participation Plan.
2. That the City Council adopt Resolution No. 2023-26, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, ADOPTING THE CONSOLIDATED PLAN (2023-2028), ANNUAL ACTION PLAN (2023-2024) AND CITIZEN PARTICIPATION PLAN FOR THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

**C. PUBLIC HEARING TO CONSIDER A RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF JOINT COMMUNITY FACILITIES AGREEMENT FOR BOND OPPORTUNITIES FOR LAND DEVELOPMENT (BOLD) PROGRAM FOR DEVELOPMENT IMPACT FEES FOR TRACT NOS. 36947 AND 32721 (204 SINGLE FAMILY RESIDENTIAL UNITS) LOCATED WEST OF 28TH STREET AND CANAL STREET; AND MAKING A FINDING OF SIGNIFICANT BENEFITS FOR THE FINANCING OF CERTAIN IMPROVEMENTS BY A COMMUNITY FACILITIES DISTRICT TO BE FORMED BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY**

1. Requested Action: That the City Council conduct a public hearing regarding the financing of public improvements to be owned by the City of Jurupa Valley or the Jurupa Area Recreation and Park District in connection with the Emerald Ridge/Hacienda development through the formation of a

Community Facilities District and the issuance of bonds by the California Municipal Finance Authority (the “CMFA”); and

2. That the City Council adopt Resolution No. 2023-27, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING EXECUTION AND DELIVERY OF A JOINT COMMUNITY FACILITIES AGREEMENT IN CONNECTION WITH THE BOND OPPORTUNITIES FOR LAND DEVELOPMENT (BOLD) PROGRAM AND MAKING A FINDING OF SIGNIFICANT BENEFITS FOR THE FINANCING OF CERTAIN IMPROVEMENTS BY A COMMUNITY FACILITIES DISTRICT TO BE FORMED BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY**

- D. **PUBLIC HEARING TO CONSIDER CHANGE OF ZONE NO. 23003 (CZ23003) CONSISTING OF 3.86 ACRES LOCATED NEAR THE NORTH WEST INTERSECTION OF BELLEGRAVE AVENUE AND VAN BUREN BOULEVARD AND WEST OF THE BAIN FLOOD CONTROL CHANNEL (APNS: 156-370-001, -002, -003, -004, -005, -006, -008, -009, -010, -011, -014, AND -015) FROM I-P (INDUSTRIAL PARK) TO B-P (BUSINESS - PARK) AND DETERMINE THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162**

1. Requested Action: That the City Council conduct a public hearing and receive any public comments; and
2. That the City Council conduct a first reading and introduce Ordinance No. 2023-05, entitled:

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP FOR CHANGE OF ZONE NO. 23003 CONSISTING OF 3.86 ACRES LOCATED NEAR THE NORTH WEST INTERSECTION OF BELLEGRAVE AVENUE AND VAN BUREN BOULEVARD AND WEST OF THE BAIN DRAINAGE CHANNEL (APNS: 156-370-001, -002, -003, -004, -005, -006, -008, -009, -010, -011, -014, AND -015) FROM I-P (INDUSTRIAL PARK) TO B-P (BUSINESS PARK), AND FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER CEQA GUIDELINES SECTION 15162**

**16. COUNCIL BUSINESS**

**A. CONSIDERATION OF ANNUAL RATE 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.

**B. CITY COUNCIL APPROVAL OF THE JURUPA VALLEY ROADWAY DEFERRED MAINTENANCE AND INFRASTRUCTURE DEFICIT IMPROVEMENT PROGRAM AS PART OF THE AMERICAN RESCUE PLAN ACT EXPENDITURE PLAN**

Requested Action: That the City Council receive an overview of the Jurupa Valley Roadway Deferred Maintenance and Infrastructure Deficit Improvement Program and approve a \$20 million appropriation from the American Rescue Plan Act (ARPA) fund.

**C. APPROVAL OF THE SECOND AMENDMENT TO THE CITY MANAGER'S EMPLOYMENT AGREEMENT**

Requested Action: That the City Council approve the "Second Amendment to the City Manager Employment agreement between the City of Jurupa Valley and Rod Bradley Butler"

**17. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

**18. CITY ATTORNEY'S REPORT**

**19. COUNCIL MEMBER REPORTS AND COMMENTS**

**20. ADJOURNMENT**

Adjourn to the Regular Meeting of May 4, 2023 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).*