



REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL

Thursday, September 21, 2023

Joint Study Session: 6:00 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. *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. 6:00 PM - CALL TO ORDER AND ROLL CALL FOR JOINT STUDY SESSION

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

- Laura Shultz, Chair
- Penny Newman, Chair Pro Tem
- Hakan Jackson, Planning Commissioner
- Arleen Pruitt, Planning Commissioner
- Yesenia Villagomez, Planning Commissioner

2. JOINT STUDY SESSION:

A. NORTH PYRITE MASTER PLAN

Requested Action: That the City Council and Planning Commission receive and file a staff presentation on the revised North Pyrite Master Plan and provide input and direction.

3. 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

4. INVOCATION

5. PLEDGE OF ALLEGIANCE

6. APPROVAL OF AGENDA

7. PRESENTATIONS

A. PROCLAMATION RECOGNIZING CALIFORNIA NATIVE AMERICAN DAY

B. UPDATE ON JURUPA AREA RECREATION AND PARK DISTRICT PROJECTS AND PROGRAMS – PRESENTED BY COLBY DIUGUID, GENERAL MANAGER

C. QUARTERLY UPDATE – HEALTHY JURUPA VALLEY

D. QUARTERLY UPDATE – JURUPA VALLEY CHAMBER OF COMMERCE

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 RIVERSIDE COUNCIL OF GOVERNMENTS - EXECUTIVE COMMITTEE MEETING OF SEPTEMBER 11, 2023**
 2. **UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS – ADMINISTRATION & FINANCE COMMITTEE MEETING OF SEPTEMBER 13, 2023**
 - B. **MAYOR PRO TEM GUILLERMO SILVA**
 1. **UPDATE ON THE NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT MEETING OF SEPTEMBER 21, 2023**
 - C. **COUNCIL MEMBER BRIAN BERKSON**
 1. **UPDATE ON THE METROLINK / SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY – AUDIT AND FINANCE COMMITTEE MEETING OF SEPTEMBER 8, 2023**
 2. **UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION MEETING OF SEPTEMBER 13, 2023**
 3. **UPDATE ON THE NORTHWEST TRANSPORTATION NOW COALITION MEETING OF SEPTEMBER 14, 2023**
 4. **UPDATE ON THE MOBILE SOURCE AIR POLLUTION REDUCTION REVIEW COMMITTEE MEETING OF SEPTEMBER 21, 2023**
11. **CITY MANAGER’S UPDATE**
12. **APPROVAL OF MINUTES**
 - A. **SEPTEMBER 7, 2023 REGULAR MEETING**

13. 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. ADOPTION OF ORDINANCE APPROVING A DEVELOPMENT AGREEMENT FOR THE DISTRICT AT JURUPA VALLEY PROJECT

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2023-14, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 21010 BETWEEN THE CITY OF JURUPA VALLEY AND EM RANCH OWNER, LLC, FOR THE DISTRICT AT JURUPA VALLEY PROJECT ON AN APPROXIMATELY 248.3-ACRE PROJECT SITE GENERALLY BOUNDED BY SR-60 TO THE NORTH, THE SANTA ANA RIVER TO THE EAST, 34TH STREET TO THE SOUTH, AND RUBIDOUX BOULEVARD TO THE WEST

C. REJECTION OF BIDS FOR THE VAN BUREN WIDENING PROJECT

Requested Action: That the City Council reject bids for the Van Buren Widening Project From Limonite Avenue to the Santa Ana River bridge crossing, project #17-B.1, and authorize staff to re-advertise the project.

D. FIFTH AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF JURUPA VALLEY AND KIMLEY-HORN AND ASSOCIATES, INC. FOR THE TRAFFIC SIGNAL INSTALLATION, AND STREET IMPROVEMENT ON PEDLEY AND JURUPA PROJECT, CIP PROJECT NO. 16-C.2

Requested Action: That the City Council approve the Fifth Amendment to Professional Consultant Services between the City of Jurupa Valley and Kimley-Horn and Associates, Inc. and authorize the City Manager to execute the Amendment in substantially the form attached to the staff report and in such final form as approved by the City Attorney.

E. REJECTION OF BID FOR THE PUBLIC WORKS SERVICE TRUCK

Recommended Action: That the City Council reject the bid from Transwest Truck Center received in response to the Public Works Service Truck with tipping capabilities Request for Quotes.

F. APPROVE THE PURCHASE OF SIGNAL EQUIPMENT FOR MISSION BOULEVARD AND PYRITE STREET IMPROVEMENTS, CIP #21113

Requested Action: That the City Council approve and award the signal equipment purchase to American Right-of-Way, Inc. in the amount of \$105,534.35 as a part of the Mission Boulevard and Pyrite Street Improvement Project, CIP #21113.

G. AWARD CONSTRUCTION AGREEMENT TO ALL AMERICAN ASPHALT FOR MISSION BOULEVARD AND PYRITE STREET IMPROVEMENTS, CIP 21113

1. Requested Action: That the City Council approve and award a construction agreement to All American Asphalt in the amount of \$4,326,782 for the Mission Boulevard and Pyrite Street Improvement Project, for the work included in its bid proposal and authorize the City Manager to execute the Agreement in the form attached to the staff report; and
2. Authorize the City Manager to execute any subsequent related minor amendments to the Agreement with All American Asphalt, up to 10% as contingency to cover the cost of any unforeseen conditions; and
3. Re-appropriate \$2,500,000 of American Rescue Plan Act (ARPA) funds from the City's 2023-2024 Pavement Rehabilitation (ARPA) Project, CIP No. 23111, to the Project Account.

H. RESIDENTIAL DEVELOPMENT COMMITTEE UPDATE

Requested Action: That the City Council receive and file the 6-month update report on the Residential Development Committee.

I. RESOLUTION OF INTENTION TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2022-001 (APPALOOSA SPRINGS) GENERALLY LOCATED WEST OF CLAY STREET, EAST OF PEDLEY ROAD, AND SOUTH OF LIMONITE AVENUE, TRACT NO. 37714

Requested Action: That the City Council adopt Resolution No. 2023-79, entitled:

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2022-001 (APPALOOSA SPRINGS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES

DISTRICT NO. 2022-001 (APPALOOSA SPRINGS)

- J. A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. PS 2022-002 (PUBLIC SAFETY, APPALOOSA SPRINGS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. PS 2022-002 (PUBLIC SAFETY, APPALOOSA SPRINGS); GENERALLY LOCATED WEST OF CLAY STREET, EAST OF PEDLEY ROAD, AND SOUTH OF LIMONITE AVENUE, TRACT NO. 37714**

Requested Action: That the City Council adopt Resolution No. 2023-80, entitled:

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. PS 2022-002 (PUBLIC SAFETY, APPALOOSA SPRINGS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. PS 2022-002 (PUBLIC SAFETY, APPALOOSA SPRINGS)

14. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

15. PUBLIC HEARINGS

A. PUBLIC HEARING REGARDING SUBMISSION OF THE 2022-2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

- 1. Requested Action: That the City Council conduct a public hearing and receive any public comments; receive and file the 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER); and**
- 2. That the City Council adopt Resolution No. 2023-81, entitled:**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPTING AND APPROVING THE CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) AND AUTHORIZING SUBMISSION OF THE REPORT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

16. COUNCIL BUSINESS

A. INCLUSIONARY HOUSING ADMINISTRATIVE GUIDELINES

Requested Action: That the City Council adopt Resolution No. 2023-82, entitled:

A RESOLUTION OF THE CITY OF JURUPA VALLEY, ADOPTING INCLUSIONARY HOUSING ADMINISTRATIVE GUIDELINES AND MAKING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

B. PROGRESS REPORT ON PERMIT READY ACCESSORY DWELLING UNIT PLANS

Requested Action: That the City Council provide comments on the permit-ready accessory building floor plans and elevations and receive and file the progress report on the development of permit-ready accessory dwelling unit plans.

C. DISCUSSION OF PERMIT-READY PLANS FOR BARNs, STORAGE SHEDS, ANIMAL STALLS AND DETACHED PATIO COVERS

Requested Action: That the City Council review the report and provide direction regarding the preparation of permit-ready plans for accessory buildings.

17. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

18. CITY ATTORNEY'S REPORT

19. COUNCIL MEMBER REPORTS AND COMMENTS

20. CONVENE TO CLOSED SESSION

A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS

B. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION. The City Council will meet in closed session with the City Attorney and Special Counsel pursuant to Government Code Section 54956.9(d)(1) with respect to two matters of pending litigation: 1) *City of Jurupa Valley v. Juan Carmelo Nunez Salazar, et al.* (Riverside Superior Court Case No. RIC2002036); and 2) *City of Jurupa Valley v. Juan Carmelo Nunez, et al.* (Riverside Superior Court Case No. CVRI2202444).

21. RECONVENE IN OPEN SESSION

A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION

22. ADJOURNMENT

Adjourn to the Regular Meeting of October 5, 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.

Agendas and Minutes are posted on the City's website at www.jurupavalley.org.