



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

**Thursday, February 15, 2024**

**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 STUDY SESSION**

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

**2. STUDY SESSION:**

**A. AMERICAN RESCUE PLAN ACT UTILITY RATE PAYBACK ASSISTANCE PROGRAM**

Requested Action: That the City Council receive an overview of and discuss the American Rescue Plan Act (ARPA) Utility Rate Payback Assistance Program.

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

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

1. UPDATE ON THE NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT MEETING OF FEBRUARY 15, 2024

**B. MAYOR PRO TEM BRIAN BERKSON**

1. UPDATE ON THE NORTHWEST TRANSPORTATION NOW COALITION MEETING OF FEBRUARY 8, 2024

2. **UPDATE ON THE METROLINK / SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY – AUDIT AND FINANCE COMMITTEE MEETING OF FEBRUARY 9, 2024**
3. **UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION MEETING OF FEBRUARY 14, 2024**
4. **UPDATE ON THE MOBILE SOURCE AIR POLLUTION REDUCTION REVIEW COMMITTEE MEETING OF FEBRUARY 15, 2024**

**C. COUNCIL MEMBER CHRIS BARAJAS**

1. **UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS – ADMINISTRATION & FINANCE COMMITTEE MEETING OF FEBRUARY 14, 2024**

**11. CITY MANAGER’S UPDATE**

**12. APPROVAL OF MINUTES**

**A. FEBRUARY 1, 2024 REGULAR MEETING**

**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. AGREEMENTS BETWEEN THE CITY OF JURUPA VALLEY AND JOHNSON CONTROLS SECURITY SOLUTIONS, LLC, FOR ACCESS CONTROL, FIRE ALARM, SECURITY ALARM, AND SURVEILLANCE SYSTEMS AT CITY HALL**

1. Requested Action: That the City Council approve the Agreement between the City of Jurupa Valley and Johnson Controls Security Solutions, LLC, in the amount not to exceed \$14,175.00 annually over a five-year term, for a maintenance service plan and hosted access service of an access control system at City Hall 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. That the City Council approve the Agreement between the City of Jurupa Valley and Johnson Controls Security Solutions, LLC, in the amount not to exceed \$2,225.00 annually over a five year term, for alarm monitoring and notification services and a maintenance service plan of a fire alarm system at City Hall 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
3. That the City Council approve the Agreement between the City of Jurupa Valley and Johnson Controls Security Solutions, LLC, in the amount not to exceed \$3,303.31 annually over a five-year term, for alarm monitoring and notification services, managed access control services, a maintenance service plan and mobile security management services of a security alarm system at City Hall 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
4. That the City Council approve the Agreement between the City of Jurupa Valley and Johnson Controls Security Solutions, LLC, in the amount not to exceed \$22,353.10 annually over a five-year term, for the addition and upgrade of equipment and a maintenance service plan of a digital surveillance system at City Hall 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
5. That the City Council authorize the Interim Finance Director to make any necessary budget adjustments.

**C. APPROVE THE PURCHASE OF REFRIGERATION EQUIPMENT SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND APPROVE SECOND AMENDMENT TO AGREEMENT WITH UNITED SIKH MISSION FOR THE CITY-OWNED FOOD PANTRY BUILDING LOCATED AT 5626 MISSION BOULEVARD**

1. Requested Action: That the City Council approve the use of the City's CDBG-CV funds to pay for the installation of kitchen equipment in the City-owned Food Pantry building; and
2. That the City Council authorize the City Manager to execute the Second Amendment with the United Sikh Mission to operate, maintain and repair kitchen equipment in substantially the form and format attached to the staff report as approved by the City Attorney.
3. That the City Council authorize the Interim Finance Director to make any necessary budget adjustments.

**D. RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS BETWEEN THE CITY OF JURUPA VALLEY AND THE JURUPA COMMUNITY SERVICES DISTRICT AND THE RUBIDOUX COMMUNITY SERVICES DISTRICT FOR ADMINISTRATION OF THE AMERICAN RESCUE PLAN ACT UTILITY RATE PAYBACK ASSISTANCE PROGRAM**

1. Requested Action: That the City Council adopt Resolution No. 2024-04, entitled:

**A RESOLUITON OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AGREEMENTS BETWEEN THE CITY OF JURUPA VALLEY AND THE JURUPA COMMUNITY SERVICES DISTRICT AND THE RUBIDOUX COMMUNITIY SERVICES DISTRICT FOR ADMINISTRATION OF THE AMERICAN RESCUE PLAN ACT UTILITY RATE PAYBACK ASSISTANCE PROGRAM**

2. That the City Council authorize the Interim Finance Director to make any necessary budget adjustments.

**E. RE-ASSIGNMENT AND ASSUMPTION OF THE COOPERATIVE AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY, DEVELOPER, AND THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES (TM 37211 – SOUTHEAST OF THE INTERSECTION OF OPAL STREET AND CANAL STREET)**

1. Requested Action: That the City Council approve the Assignment and Assumption Agreement to transfer Rights and Obligations from Sequanata Partners, LP, a California limited partnership to Sequanata Venture, LLC, a Delaware limited liability company for Paramount Estates MDP Line C, Stage 1, and Paramount Estates MDP Line C-1, Stage 1 facilities; and
2. That the City Council approve the Assignment and Assumption Agreement to transfer Rights and Obligations from Sequanata Venture, LLC, a Delaware limited partnership to Richmond American Homes of Maryland, Inc., a Maryland corporation for Paramount Estates MDP Line C, Stage 1, and Paramount Estates MDP Line C-1, Stage 1 facilities.

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

**15. PUBLIC HEARINGS**

**A. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 21256: GENERAL PLAN AMENDMENT (GPA) NO. 21008, AND TENTATIVE TRACT MAP (TTM) NO. 38171; FOR THE PROJECT ENTITLED: “SADDLEHORN RANCH RESIDENTIAL,” A 19.36-ACRE SUBDIVISION CONSISTING OF 31 SINGLE-FAMILY LOTS AND CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, MAKING FINDINGS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM; LOCATION: 6550 LIMONITE AVENUE (APN: 186-160-021); (APPLICANT: RC HOBBS COMPANY)**

**1. Requested Action: That the City Council conduct a public hearing, receive testimony, and:**

**2. Adopt Resolution No. 2024-05, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, MAKING FINDINGS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND MITIGATION MONITORING AND REPORTING PROGRAM FOR MA 21256 WHICH INCLUDES GENERAL PLAN AMENDMENT NO. 21008 AND TENTATIVE TRACT MAP NO 38171, AND AN OVERRIDING OF THE AIRPORT LAND USE COMMISSION’S FINDING OF INCONSISTENCY TO PERMIT THE SUBDIVISION OF APPROXIMATELY 19.36 GROSS ACRES INTO 31 SINGLE-FAMILY LOTS ON THE PROPERTY LOCATED AT 6550 LIMONITE AVENUE (SADDLEHORN RANCH)**

**3. Adopt Resolution No. 2024-06 entitled, by a four affirmative “yes” votes (2/3 vote):**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 38171; AND OVERRULLING THE RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION'S (ALUC) INCONSISTENCY DECISION TO PERMIT THE SUBDIVISION OF APPROXIMATELY 19.36 GROSS ACRES INTO 31 SINGLE-FAMILY LOTS ON THE PROPERTY LOCATED AT 6550 LIMONITE AVENUE (SADDLEHORN RANCH)**

**4. That the City Council consider the proposed General Plan Amendment No. 21008 and then consider adopting Resolution No. 2024-07 adopting the combined General Plan Technical Amendments and General Plan**

Amendment No. 21008 as part of Item No. 15.C, General Plan Amendments batch.

**B. PUBLIC HEARING TO CONSIDER PROPOSED GENERAL PLAN TECHNICAL AMENDMENTS (GPA23018) TO: 1) AMEND TABLE 2-4 “SUMMARY OF GENERAL PLAN LAND USE DESIGNATIONS” BY ADDING MINIMUM RESIDENTIAL DENSITIES; 2) REVISE TABLE 2-5 “GENERAL PLAN LAND USE DESIGNATIONS AND CONSISTENT ZONE DISTRICTS” TO CORRECT INACCURACIES; AND 3) MAKE OTHER UPDATES AND CLARIFICATIONS AND FINDING THE ACTION EXEMPT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Requested Action: That the City Council conduct a public hearing, receive public testimony regarding the proposed General Plan Technical Amendments, and then consider adopting Resolution No. 2024-07 adopting the General Plan Technical Amendments and General Plan Amendment No. 21008, Saddlehorn Ranch, as part of Item No. 15.C, General Plan Amendments batch.

**C. PUBLIC HEARING TO CONSIDER GENERAL PLAN AMENDMENT BATCH:**

**(1) PROPOSED GENERAL PLAN TECHNICAL AMENDMENTS (GPA23018) TO: 1) AMENDING TABLE 2-4 “SUMMARY OF GENERAL PLAN LAND USE DESIGNATIONS” BY ADDING MINIMUM RESIDENTIAL DENSITIES; 2) REVISING TABLE 2-5 “GENERAL PLAN LAND USE DESIGNATIONS AND CONSISTENT ZONE DISTRICTS” TO CORRECT INACCURACIES; AND 3) MAKING OTHER UPDATES AND CLARIFICATIONS AND FINDING THE ACTION EXEMPT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**(2) SADDLEHORN RANCH RESIDENTIAL - MASTER APPLICATION (MA) NO. 21256: GENERAL PLAN AMENDMENT NO. 21008 TO CHANGE THE LAND USE DESIGNATION OF THE PROPERTY LOCATED AT 6550 LIMONITE AVENUE (APN: 186-160-021) FROM RANCH (EDR) TO COUNTY NEIGHBORHOOD (LDR) TO ALLOW THE SUBDIVISION OF APPROXIMATELY 19.36 GROSS ACRES INTO 31 SINGLE FAMILY LOTS (SADDLEHORN RANCH); APPLICANT: RC HOBBS COMPANY**

1. Requested Action: That the City Council conduct a public hearing, receive public testimony, and;
2. Adopt Resolution No. 2024-07, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING (1) GENERAL PLAN AMENDMENT NO. 23018 TO AMEND TABLE 2-4 “SUMMARY OF GENERAL PLAN LAND USE DESIGNATIONS” BY ADDING MINIMUM RESIDENTIAL DENSITIES, REVISE TABLE 2-5 “GENERAL PLAN LAND USE DESIGNATIONS AND CONSISTENT ZONE DISTRICTS” TO CORRECT INACCURACIES, AND MAKE OTHER UPDATES AND CLARIFICATIONS AND FIND THE ACTION EXEMPT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND (2) GENERAL PLAN AMENDMENT NO. 21008 TO CHANGE THE LAND USE DESIGNATION OF THE PROPERTY LOCATED AT 6550 LIMONITE AVENUE (APN: 186-160-021) FROM RANCH (EDR) TO COUNTY NEIGHBORHOOD (LDR) FOR MASTER APPLICATION (MA) NO. 21256 TO ALLOW THE SUBDIVISION OF APPROXIMATELY 19.36 GROSS ACRES INTO 31 SINGLE FAMILY LOTS (SADDLEHORN RANCH)**

- D. PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY (ZONE AA) TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (“CITY OF JURUPA VALLEY L&LMD 89-1-C”), NORTHWEST CORNER OF CANTU GALLEANO RANCH ROAD AND PIER ENTERPRISES WAY.**

Requested Action: That the City Council adopt Resolution No. 2024-08, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ORDERING THE ANNEXATION OF TERRITORY (ZONE AA); LOCATED AT THE NORTHWEST CORNER OF CANTU GALLEANO RANCH ROAD AND PIER ENTERPRISES WAY 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 2024-2025 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**

## **16. COUNCIL BUSINESS**

- A. APPOINTMENT TO FILL AN UNEXPIRED TERM ON THE PLANNING COMMISSION**

Requested Action: That Council Member Armando Carmona make an appointment to fill an unscheduled vacancy on the Planning Commission for a term expiring in



December 2026, or until their successor is appointed and sworn-in, whichever is later and which nomination shall be ratified by a majority vote of the entire City Council, pursuant to Chapter 2.35 of the Jurupa Valley Municipal Code.

**B. CONSIDERATION TO AMEND THE JURUPA VALLEY MUNICIPAL CODE ADDING CHAPTER 13.40 (URBAN TREE PROTECTION) TO TITLE 13 (STREETS AND SIDEWALKS)**

Requested Action: That the City Council conduct a first reading and introduce Ordinance No. 2024-06, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTER 13.40 (URBAN TREE PROTECTION) TO TITLE 13 (STREETS AND SIDEWALKS) OF THE JURUPA VALLEY MUNICIPAL CODE**

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

**18. CITY ATTORNEY'S REPORT**

**19. COUNCIL MEMBER REPORTS AND COMMENTS**

**20. ADJOURNMENT**

Adjourn to the Regular Meeting of March 7, 2024 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).*