



REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL

Thursday, March 21, 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. **STUDY SESSION TO CONSIDER MASTER APPLICATION (MA) NO. 22304; PROJECT: PROPOSED EATING ESTABLISHMENT WITH LIVE ENTERTAINMENT; LOCATION: 7122 MISSION BOULEVARD (APNS: 183-090-005, -006, AND -007); (APPLICANT: HERNAN RODRIGUEZ)**

Requested Action: That the City Council 1) receive an introduction of the project design and (2) identify items of concerns or requests 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.

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

- A. UPDATE ON JURUPA AREA RECREATION AND PARK DISTRICT PROJECTS AND PROGRAMS – PRESENTED BY COLBY DIUGUID, GENERAL MANAGER**
- B. QUARTERLY UPDATE – HEALTHY JURUPA VALLEY**
- C. 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 GUILLERMO SILVA

- 1. UPDATE ON THE NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT MEETING OF MARCH 21, 2024**

B. MAYOR PRO TEM BRIAN BERKSON

- 1. UPDATE ON THE METROLINK / SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY – AUDIT AND FINANCE COMMITTEE MEETING OF MARCH 8, 2024**
- 2. UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION MEETING OF MARCH 13, 2024**
- 3. UPDATE ON THE NORTHWEST TRANSPORTATION NOW COALITION MEETING OF MARCH 14, 2024**
- 4. UPDATE ON THE MOBILE SOURCE AIR POLLUTION REDUCTION REVIEW COMMITTEE MEETING OF MARCH 21, 2024**

C. COUNCIL MEMBER CHRIS BARAJAS

- 1. UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS - ADMINISTRATION & FINANCE COMMITTEE MEETING OF MARCH 13, 2024**

11. CITY MANAGER’S UPDATE

12. APPROVAL OF MINUTES

A. MARCH 7, 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. APPROVAL OF AN AGREEMENT WITH TRIPEPI SMITH TO DEVELOP AND IMPLEMENT A MARKETING STRATEGY FOR THE RETAIL THEFT PREVENTION PROGRAM

1. Requested Action: That the City Council approve an agreement for consultant services between the City of Jurupa Valley and Tripepi Smith to develop and implement a marketing strategy for the Retail Theft Prevention (RTP) Program in the amount of \$24,200, utilizing funding from the Retail Theft Prevention Program.
2. That the City Council authorize the Interim Finance Director to make any necessary budget adjustments.

C. AUTHORIZATION TO ACCEPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE HOME INVESTMENT PARTNERSHIPS PROGRAM; AND IF SELECTED, THE EXECUTION OF A STANDARD AGREEMENT, ANY AMENDMENTS THERETO, AND OF ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE HOME INVESTMENT PARTNERSHIPS PROGRAM

Requested Action: That the City Council adopt Resolution No. 2024-15, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE HOME INVESTMENT PARTNERSHIPS PROGRAM; AND IF SELECTED, THE EXECUTION OF A STANDARD AGREEMENT, ANY AMENDMENTS THERETO, AND OF ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE HOME INVESTMENT PARTNERSHIPS PROGRAM

D. AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND EXP U.S. SERVICES, INC FOR RUBIDOUX BOULEVARD AND STATE ROUTE 60 INTERCHANGE - PROJECT APPROVAL AND ENVIRONMENTAL DOCUMENT (PA&ED) PHASE SERVICE, (CIP 17-B-3).

1. Requested Action: That the City Council approve the Agreement between the City of Jurupa Valley and EXP U.S. Services, Inc. in the amount of \$2,287,367 for the Rubidoux Boulevard and State Route 60 Interchange - Project Approval and Environmental Document (PA&ED) Phase, 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. Appropriate \$2,287,367 from “Rialto Fulfillment Center Funds” to the CIP 17-B-3 project account; and
3. Authorize the Interim Finance Director to make any necessary budget adjustments.

E. APPROVAL OF PARCEL MAP NO. 38086; TRACTOR SUPPLY STORE LOCATED NORTHWEST OF ARMSTRONG ROAD AND SIERRA AVENUE, ACCEPTANCE OF OFFERS OF DEDICATION, APPROVAL OF SUBDIVISION AGREEMENTS, AND ACCEPTANCE OF IMPROVEMENT BONDS

1. Requested Action: That the City Council approve Parcel Map 38086 and accept the dedication as follows:
 - a. Accept the real property described as an easement for street and public utility purposes for Lots “A” through “B” inclusive.
 - b. Accept the real property described as an easement for public purposes for abutter’s right of access along Sierra and Armstrong Road.
 - c. Accept the easement for reciprocal access blanket in nature across Parcels “1” through “3” for ingress, egress and emergency vehicle access.
 - d. Accept easement indicated as “City of Jurupa Valley Sidewalk Easement” for the benefit of the public as shown on map.
2. Authorize the Mayor and City Clerk to sign Parcel Map 38086.
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 survey monumentation.

F. ADOPTION OF RESOLUTIONS REGARDING THE ANNEXATION OF ZONE GG (SDP21005 AND SDP20103) TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (“CITY OF JURUPA VALLEY L&LMD 89-1-C”), SOUTHWEST CORNER OF LIMONITE AVENUE AND COREY STREET (SDP21005), SOUTHEAST CORNER OF MISSION BOULEVARD AND AGATE STREET (SDP20103)

1. Requested Action: That the City Council adopt Resolution No. 2024-16, 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 GG (SDP21005 AND SDP20103) 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 ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

2. That the City Council adopt Resolution No. 2024-17, 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 LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE GG (SDP21005 AND SDP20103) AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITY OF JURUPA VALLEY LIGHTING DISTRICT NO. 89-1-CONSOLIDATED FOR FISCAL YEAR 2024-2025

3. That the City Council adopt Resolution No. 2024-18, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE GG (SDP21005 AND SDP20103) AND TO LEVY AND COLLECT 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 ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION AND APPOINTING A TIME AND PLACE FOR HEARING PROTESTS

G. FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND EXP U.S. SERVICES, INC. FOR ENGINEERING DESIGN SERVICES FOR PACIFIC AVENUE PEDESTRIAN AND BICYCLE IMPROVEMENTS, CIP 19106

1. Requested Action: That the City Council approve the First Amendment to the Agreement between the City of Jurupa Valley and EXP U.S. Services, Inc. for Engineering Design Services for Pacific Avenue Pedestrian and Bicycle Improvements for an additional \$39,640 for a total not to exceed contract amount of \$211,475 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. Authorize the Interim Finance Director to make any necessary budget adjustments.

H. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND THE SANTA ANA RIVER WATER COMPANY FOR ADMINISTRATION OF THE AMERICAN RESCUE PLAN ACT UTILITY RATE PAYBACK ASSISTANCE PROGRAM

Requested Action: That the City Council adopt Resolution No. 2024-19, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING AN AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND THE SANTA ANA RIVER WATER COMPANY FOR ADMINISTRATION OF THE AMERICAN RESCUE PLAN ACT UTILITY RATE PAYBACK ASSISTANCE PROGRAM

I. CITY COUNCIL REVIEW OF THE 2023 GENERAL PLAN ANNUAL PROGRESS REPORT

Requested Action: That the City Council review the 2023 General Plan Annual Progress Report and provide direction to submit the report to the California Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD).

J. QUARTERLY INVESTMENT REPORT FOR THE QUARTERS ENDING SEPTEMBER 30, 2023 AND DECEMBER 31, 2023 FOR FISCAL YEAR 2023-24

Requested Action: That the City Council receive and file the quarterly investment reports for Fiscal Year 2023-24 quarters ending September 30 and December 31, 2023.

14. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

15. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER AN ORDINANCE TO AMEND CHAPTER 9.112 OF THE JURUPA VALLEY MUNICIPAL CODE TO CORRECT THE ALLOWED LAND USES FOR THE BUSINESS PARK (B-P) ZONE AND MAKING A FINDING OF EXEMPTION UNDER CEQA

Requested Action: That the City Council conduct a public hearing, receive testimony, and conduct a first reading and introduce Ordinance No. 2024-07, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING CHAPTER 9.112 OF THE JURUPA VALLEY MUNICIPAL CODE AMENDING THE USES ALLOWED IN THE BUSINESS PARK ZONE AND FINDING THE ORDINANCE IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15061(B)(3) OF THE CEQA GUIDELINES

B. PUBLIC HEARING TO ACCEPT PUBLIC COMMENT AND CONSIDER THE ANALYSIS OF IMPEDIMENT TO FAIR HOUSING CHOICE STUDY CONDUCTED BY GRC ASSOCIATES, INC.

1. Requested Action: That the City Council conduct a public hearing and accept public comments related to the City of Jurupa Valley's Draft 2024 Analysis of Impediments to Fair Housing Choice Study; and
2. That the City Council receive and File the Draft 2024 Analysis of Impediments to Fair Housing Choice Study.

C. PUBLIC HEARING TO CONSIDER A RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF JOINT COMMUNITY FACILITIES AGREEMENT IN CONNECTION WITH THE BOND OPPORTUNITIES FOR LAND DEVELOPMENT (BOLD) PROGRAM FOR DEVELOPMENT IMPACT FEES FOR TRACT NO. 38276; 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 Paradise Knolls development through the formation of a community facilities district and the issuance of bonds by the California Municipal Finance Authority; and
2. That the City Council adopt Resolution No. 2024-20, 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 FOR TRACT NO. 38276; 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**

16. COUNCIL BUSINESS

**A. DISCUSSION OF COMMUNITY DEVELOPMENT ADVISORY
COMMITTEE RECOMMENDATIONS FOR THE PUBLIC SERVICES
GRANTS**

Requested Action: That the City Council discuss the recommendations from the Community Development Advisory Committee (CDAC) for the Public Service Grants (PSG) and provide Staff direction regarding the allocation of CDBG funds. Once the City Council has adopted a final funding allocation, Staff will return on April 18, 2024 for final approval as part of the Community Development Block Grant 2024-2025 Annual Action Plan.

**B. RECOMMENDATION TO SET PUBLIC HEARING IN CONSIDERATION
OF SOLID WASTE RATE ADJUSTMENTS FOR RESIDENTIAL AND
COMMERCIAL ACCOUNTS**

Requested Action: That the City Council authorize Staff to proceed with Proposition 218 notice hearing tentatively scheduled on May 16, 2024 proposing solid waste rate adjustments from Burrtec Waste Industries, Inc. ("Burrtec") for residential and commercial accounts.

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 April 4, 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.

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