



*City of Arts & Innovation*

**City of Riverside**  
**City Council**  
**Public Financing Authority**

**Agenda - Revised**

Mayor  
Patricia Lock Dawson

Councilmembers:

Philip Falcone  
Clarissa Cervantes  
Steven Robillard  
Chuck Conder  
Sean H. Mill  
Jim Perry  
Steve Hemenway

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Meeting Date: Tuesday, November 19, 2024  
Publication Date: Friday, November 15, 2024

1:00 PM

City Hall - Art Pick Council Chamber  
3900 Main Street, Riverside

Live Webcast at:  
[www.RiversideCA.gov/Meeting](http://www.RiversideCA.gov/Meeting)  
Originally published:  
Thursday, November 7, 2024

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**MISSION STATEMENT**

The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive, and livable community.

Spanish interpreters will be available in person and via phone.

To participate virtually, two options are available:

**VIA TELEPHONE:**

Call (951) 826-8686 and follow the prompts to access your desired language. Press \*9 to be placed in the queue to speak. Individuals in the queue will be prompted to unmute by pressing \*6 to speak.

**VIA ZOOM:**

Use the following link: <https://zoom.us/j/92696991265>  
Select the "raise hand" function to request to speak.  
An on screen message will prompt you to "unmute" and speak.

Public comments are limited to 3 minutes.

Please follow along via the telephone or Zoom options above to ensure you call in at the appropriate time for your item(s).

Public comments regarding items on this agenda or any matters within the jurisdiction of the City Council can be submitted via the eComment feature at [www.riversideca.gov/meeting](http://www.riversideca.gov/meeting) until two hours before the meeting. Email comments to [City\\_Clerk@riversideca.gov](mailto:City_Clerk@riversideca.gov).

\* \* \* \* \*

*Pursuant to the City Council Meeting Rules adopted by Resolution No. 24076, the Members of the City Council and the public are reminded that they must preserve order and decorum throughout the Meeting. In that regard, Members of the City Council and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the City Council or the presiding officer constitutes a violation of these rules.*

*The City of Riverside is committed to fostering a workplace that provides dignity, respect, and civility to our employees, customers, and the public they serve.*

*The City of Riverside wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by 42 U.S.C. §12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-2211 at least 72 hours before the meeting, if possible.*

*Agenda related writings or documents provided to the City Council are available in the Office of the City Clerk, at [www.riversideca.gov/meeting](http://www.riversideca.gov/meeting), and in the binder located near the entrance of the Art Pick Council Chamber while the meeting is in session.*

*PLEASE NOTE The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Members of the City Council.*

## **1 P.M.**

MAYOR CALLS MEETING TO ORDER

### **PUBLIC COMMENT**

*Audience participation is encouraged. Public comments are limited to 3 minutes.*

- 1 To comment on Closed Sessions and any matters within the jurisdiction of the City Council, you are invited to participate in person or call at (951) 826-8686 and follow the prompts to access your language of preference. Press \*9 to be placed in the queue to speak. Individuals in the queue will be prompted to unmute by pressing \*6 when you are ready to speak.

To participate via ZOOM, use the following link: <https://zoom.us/j/92696991265>. Select the "raise hand" function to request to speak. An on-screen message will prompt you to "unmute" and speak.

**CLOSED SESSIONS - Item # 2-12**

*Time listed is approximate. The City Council may adjourn to the below listed Closed Sessions at their convenience during this City Council meeting.*

- 2 Pursuant to Government Code §54957 to consider candidates for appointment of Interim City Attorney

**Attachments:** [Report](#)

- 3 Pursuant to Government Code §54956.8 to instruct City's Negotiator, Charles M. Futrell, regarding price and terms of payment for the purchase, sale, exchange, or lease of property located at 1101-1199 Orange Street, generally described as the former Riverside Golf Club, Assessor's Parcel Numbers: 206-070-003, 206-070-002, and 246-060-011, by Greens Group/Overland Development/Adrenaline Sports Resorts; Atman Kadakia; Andrew Walcker; Bryant Grigsby, Negotiators

**Attachments:** [Report](#)

- 4 Pursuant to Government Code §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Jay H. Grodin, et al. v. City of Riverside, Riverside County Superior Court Case No. CVRI2201327

**Attachments:** [Report](#)

- 5 Pursuant to Government Code §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning People of the State of California, by and through the City of Riverside v. Pepe's Inc. Riverside County Superior Court Case No. CVRI2205025

**Attachments:** [Report](#)

- 5a Joint item with the Riverside Public Financing Authority - Pursuant to Government Code §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning City of Riverside, et al. v. Bank of America Corporation, et al., USDC Case No. EDCV13-0062-VAP(SPx)

**Attachments:** [Report](#)

- 6 Pursuant to Government Code §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Tony Platt v. City of Riverside, Riverside County Superior Court Case No. RIC1822011

**Attachments:** [Report](#)

- 7 Pursuant to Government Code §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning City of Riverside, a charter city and municipal corporation, the City Council of the City of Riverside, acting by and through its duly

elected councilmembers, Erin Edwards, Clarissa Cervantes, Ronaldo Fierro, Gabriela Plascencia, James Perry, and Steven Hemenway, in their official capacity v. Councilmember Charles Conder and former Councilmember Steven R. Adams, in their official capacity, and does 1 through 50, inclusive, Riverside Superior Court Case No. CVRI2300725

**Attachments:** [Report](#)

8 This item has been removed from the agenda

9 Pursuant to Government Code §54956.9(d)(2) to confer with and/or receive advice from legal counsel concerning anticipated litigation - two cases

**Attachments:** [Revised Report](#)  
[Report](#)

10 Pursuant to Government Code §54956.9(d)(4) to confer with and/or receive advice from legal counsel concerning the City Council deciding whether to initiate litigation - two cases

**Attachments:** [Report](#)

11 Pursuant to Government Code §54957(a), for consultation with Larry Gonzalez, Riverside Chief of Police, or his respective deputy, and George Khalil, Chief Information Officer regarding threat to public services or facilities

**Attachments:** [Report](#)

12 Pursuant to Government Code §54957.6 to review the City Council's position and instruct designated representatives regarding salaries, salary schedules, or compensation paid in the form of fringe benefits of all Executive Management employees except the City Manager, City Attorney, and City Clerk, all Management and Confidential employees as defined by PERS, Fire Management Unit, Riverside City Firefighters Association, Riverside Police Officers Association (Police and Police Supervisory Units), Service Employees International Union #721, International Brotherhood of Electrical Workers #47, and Riverside Police Administrators Association

**Attachments:** [Report](#)

### **3 P.M.**

#### **PUBLIC HEARINGS - Item # 13-15**

*Audience participation is encouraged. Public comments are limited to 3 minutes. Press \*9 to be placed in the queue to speak when the discussion item is called.*

13 A Resolution of the City Council of the City of Riverside, California, confirming the

Annual Report of the Riverside Downtown Partnership acting in its capacity as the Advisory Board to the Downtown Parking and Business Improvement Area and levying assessments for Calendar Year 2025 - Waive further reading (Finance) (Ward 1) (10-minute presentation)

**Attachments:** [Report](#)  
[Resolution](#)  
[Annual BID Report](#)  
[Supplemental Documents](#)  
[Boundary Map](#)  
[Presentation - City](#)  
[Presentation - RDP](#)

- 14 Tax Equity and Fiscal Responsibility Act - Resolution of the City Council of the City of Riverside approving a plan of finance including the issuance of revenue bonds for not-to-exceed \$15 million by the California Municipal Finance Authority to finance and refinance a qualified residential rental project for the benefit of Sunrise at Bogart, LP, a 23-unit qualified rental project, and certain other matters relating thereto - Waive further reading - 11049 Bogart Avenue (Finance) (Ward 7) (10-minute presentation)

**Attachments:** [Report](#)  
[Resolution](#)  
[Notice](#)  
[Presentation](#)

- 15 Case PR-2023-001569 - Braden Bernards of CVP - Riverside DB, LLC. - Rezoning, Conditional Use Permit, Design Review for construction of 950-square foot drive-thru coffee shop (Dutch Bros Coffee) with surface parking stalls and landscape improvements - Determine project is exempt from California Environmental Quality Act (CEQA) pursuant to Sections 15061 (Common Sense) and 15303 (New Construction or Conversion of Small Structures) of CEQA Guidelines, as project will not have a significant effect on environment - Introduce an Ordinance of the City Council of the City of Riverside, California, amending the Zoning Map of the City of Riverside pursuant to Chapter 19.090 of the Riverside Municipal Code by rezoning approximately 0.75 acres of property located at 4970 and 4990 Van Buren Boulevard, from R-1-7000 - Single Family Residential to CR - Commercial Retail Zone (Community and Economic Development) (Ward 6) (10-minute presentation)

**Attachments:** [Report](#)  
[Ordinance](#)  
[CPC Report and Exhibits - 9-12-24](#)  
[CPC Recommended Conditions – 9-12-24](#)  
[CPC Minutes – 9-12-24](#)  
[Notice](#)  
[Presentation](#)

## **6:15 P.M.**

INVOCATION - Councilmember Conder

PLEDGE OF ALLEGIANCE TO THE FLAG

### **PUBLIC COMMENT**

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16 To comment on Consent Calendar and any matters within the jurisdiction of the City Council, you are invited to participate in person or call at (951) 826-8686 and follow the prompts to access your language of preference. Press \*9 to be placed in the queue to speak. Individuals in the queue will be prompted to unmute by pressing \*6 when you are ready to speak.

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### **MAYOR/COUNCILMEMBER COMMUNICATIONS**

17 Brief reports on conferences, seminars, and regional meetings attended by Mayor and City Council, Ward updates, and announcements of upcoming events

Announcement of Committee meetings:

Safety, Wellness and Youth Committee at 1:00 p.m., on Wednesday, November 20, 2024, Art Pick Council Chamber

Economic Development Committee at 3:00 p.m., on Thursday, November 21, 2024, Art Pick Council Chamber

### **COMMUNICATIONS**

18 City Manager Updates (All Wards) (15-minute presentation)

- 19 Declaration of conflicts of interest on any agenda items (City Council)

### PRESENTATION

- 20 RIVERSIDE PROSPERS Success Report - La Sierra Florist (Ward 6) (5-minute presentation)

**Attachments:** [Presentation](#)

### CONSENT CALENDAR - Item # 21-43

*All matters listed under the CONSENT CALENDAR are considered routine by the City Council and may be enacted by one motion in the form listed below. There will be no separate discussion of these items unless, before the City Council votes on the motion to adopt, Members of the City Council or staff request specific items be removed from the Consent Calendar for separate action.*

### Airport

- 21 U.S. Department of Transportation Charging and Fueling Infrastructure (CFI) Discretionary grant application for \$4,007,227 with required 20 percent local match of approximately \$1,001,807 from Electric Fund Low Carbon Fuel Reserve Account for development of 24-station Electric Vehicle (EV) light, medium, and heavy duty vehicle charging hub at Riverside Municipal Airport - Supplemental appropriations - Five affirmative votes required - 6951 Flight Road (Ward 3)

**Attachments:** [Report](#)

### City Attorney

- 22 Agreement with Assembly Software LLC., for \$719,714 from General Fund City Attorney's Office Software Purchase/Licensing Account for legal case management system over ten fiscal years with annual subscription renewals, not-to-exceed 2 percent increases - Supplemental appropriation - Five affirmative votes required (All Wards)

**Attachments:** [Report](#)  
[Agreement](#)  
[Presentation](#)

- 23 Outside counsel expenditures for April 1, 2024 through June 30, 2024 (All Wards)

**Attachments:** [Report](#)  
[4th Quarter Expenditures Report](#)

### City Clerk

24 Minutes of November 5, 2024

**Attachments:** [Minutes](#)

### City Council

25 Mobility and Infrastructure Committee recommends approval of top three proposed Grade Separation Priority Ranking as Spruce Street, Jackson Street, and Mary Street at existing Burlington Northern Santa Fe (BNSF) railroad crossings - Direct Public Works Department to explore funding opportunities to begin project approval and environmental documents phase of the Spruce Street grade separation (Wards 1, 2, 3, 4, and 5)

**Attachments:** [Report](#)  
[Rail Crossings](#)  
[Presentation](#)

### City Manager

26 A Resolution of the City Council of the City of Riverside, California, authorizing the City Manager or Designee to sign certain Post Award Grant related documents to ensure proper Fiscal Management and Administrative oversight of external funding across Municipal Departments - Waive further reading (All Wards)

**Attachments:** [Report](#)  
[Resolution](#)

### Community and Economic Development

27 License Agreement with Stafford, LLC., for estimated revenue of \$213,490.78 for use of portion of City-owned land known as Riverside Water Company Canal, for twenty-year term with three five-year extension options (Ward 3)

**Attachments:** [Report](#)  
[License Agreement](#)  
[Presentation](#)

28 Terminate Purchase, Sale and Development Agreement with Circle City Investment Group for sale of City-owned property located on southeast corner of Essex Street and Mountain View Avenue, bearing a portion of Assessor's Parcel Number 190-062-001 - Authorize escrow cancellation with Lawyers Title Company, Escrow No. SBL25560-LT143-DS - Revenue deposit of \$4,200 to Measure A Fund, Sale of Land and Building Account (Ward 3)



**Attachments:** [Report](#)  
[Executed PSA](#)  
[Presentation](#)

- 29 Terminate Purchase, Sale and Development Agreement with Circle City Investment Group for sale of City-owned property located on southeast corner of Essex Street and Mountain View Avenue, bearing a portion of Assessor's Parcel Number 190-067-037 - Authorize escrow cancellation with Lawyers Title Company, Escrow No. SBL25562-LT143-DS - Revenue deposit of \$2,850 to Measure A Fund, Sale of Land and Building Account (Ward 3)

**Attachments:** [Report](#)  
[Executed PSA](#)  
[Presentation](#)

- 30 Purchase, Sale and Development Agreement with WJK Development Co., for \$81,850 for 5,832 square feet of vacant City-owned property located on Mountain View Avenue, bearing the Assessor's Parcel Number 190-021-033 (Ward 3)

**Attachments:** [Report](#)  
[Agreement](#)  
[Presentation](#)

- 31 Case PR-2024-001665 - Request by Mike Sadeghian of AMCMAG, LLC. - Adopt an Ordinance of the City Council of the City of Riverside, California, amending the Zoning Map of the City of Riverside pursuant to Chapter 19.090 of the Riverside Municipal Code by rezoning approximately 0.85-acres of property located at 3570 and 3596 Van Buren Boulevard, generally situated on the southwest corner of Van Buren Boulevard and Primrose Drive, from the MU-V-SP - Mixed-Use - Village and Specific Plan (Magnolia Avenue) Overlay Zones to CR-SP - Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones - 3570 and 3596 Van Buren Boulevard - Waive further reading (Intro. on 11-5-24, Ward 5)

**Attachments:** [Report](#)  
[Ordinance](#)

### Housing and Human Services

- 32 Homekey Program Subrecipient Agreement with Walden Project HomeKey, LLC., and Walden Environmental doing business as Walden Family Service for \$5,250,000 of Homekey Round 3 funds from State of California Department of Housing and Community Development for acquisition and rehabilitation of scattered sites for transitional housing serving foster youth (All Wards)

**Attachments:** [Report](#)  
[Agreement](#)

## Human Resources

- 33 A Resolution of the City Council of the City of Riverside, California, amending Resolution No. 21052 and the Master Fringe Benefits and Salary Plan to approve the salary adjustments to the Utilities Water Superintendent, Utilities Assistant Water Superintendent, Utilities Senior Water Engineer, Utilities Senior Electrical Engineer, Senior Traffic Engineer, and Senior Engineer Classifications; salary adjustment to the minimum salary for the Principal Engineer Classification - Waive further reading (All Wards)

**Attachments:** [Report](#)  
[Resolution](#)  
[Salary Survey](#)

## Parks, Recreation, and Community Services

- 34 A Resolution of the City Council of the City of Riverside, California, authorizing the execution of the Fiscal Year 2023-2024 Certifications and Assurances and authorized agent form for the Low Carbon Transit Operations Program, in the amount of \$40,000 for the Free Fare Program by the City Manager, or his Designee; and repealing Resolution No. 24120 - Waive further reading - Five affirmative votes required (All Wards)

**Attachments:** [Report](#)  
[Resolution](#)  
[R-24120](#)

## Police

- 35 Acceptance of State of California Office of Traffic Safety Selective Traffic Enforcement Program grant of \$490,000, Child Passenger Safety Program grant of \$25,000, and Motorcycle Safety Program grant of \$20,000 for overtime operations including bicycle and pedestrian enforcements, distracted driving operations, traffic enforcement operations, motorcycle safety training, child safety seat education, distributing child safety seats to families in need, and DUI saturation patrols and checkpoints from October 1, 2024 through September 30, 2025 - Supplemental appropriations - Five affirmative votes required (All Wards)

**Attachments:** [Report](#)  
[Selective Traffic Enforcement Program Grant Agreement](#)  
[Child Passenger Safety Program Grant Agreement](#)  
[Motorcycle Safety Program Grant Agreement](#)

## Public Utilities

- 36 Acceptance of Department of Energy block grant award of \$325,070 for development and design of a comprehensive energy plan under the Energy Efficiency and Conservation Block Grant Program - Supplemental appropriation - Five affirmative votes required (All Wards)

**Attachments:** [Report](#)  
[Excerpt from DOE EECBG Grant Allocation, page 8 of 50](#)  
[DOE EECBG Key Activities Summary Blueprint 1: Energy Planning](#)  
[Assistance Agreement](#)  
[Presentation](#)

- 37 Mutual Aid Agreement with San Manuel Utility Authority - Designate Public Utilities Assistant General Manager/Energy Delivery, as the primary Agreement Administrators for the Mutual Aid Agreement with San Manuel Utility Authority (All Wards)

**Attachments:** [Report](#)  
[Mutual Aid Agreement](#)

- 38 Agreement with Richard Heath and Associates, Fresno, for additional \$1,250,000, for contract amount of \$2,500,000 with 10 percent change order authority, for total contract amount not-to-exceed \$2,625,000 from Public Benefit Outdoor Lighting Account for Outdoor Lighting Direct Installation Program (All Wards)

**Attachments:** [Report](#)  
[Agreement](#)  
[Presentation](#)

- 39 Request for Proposal 2379 Agreement with Valley Soil, Inc., for \$750,000 from Water Conservation Fund, Water Conservation, Smart Irrigation Direct Install Program Account to administer Smart Irrigation Program for up to two additional one-year terms not to exceed total of five years (All Wards)

**Attachments:** [Report](#)  
[Agreement](#)  
[Pricing Bid Results](#)  
[Presentation](#)

## Public Works

- 40 A Resolution of the City Council of the City of Riverside, California, amending Resolution No. 22451 known as the Master Parking Resolution to remove a section of the existing Preferential Parking Zone on Abilene Road within segment from Cimarron Road to the north side of Shenandoah Road - Waive further reading (Ward 3)

**Attachments:** [Report](#)  
[Resolution](#)  
[Site Map](#)  
[RMC Section 10.52.140 Parking in Zones Where Permits are Required](#)  
[Letter for Preferential Permit Parking Renewal on Abilene Road](#)  
[Preferential Permit Parking Application](#)  
[TB Minutes](#)  
[Presentation](#)

- 41 Purchase of two Serpentix Model-H Conveyors from Serpentix Conveyor Corporation, Westminster, Colorado, for \$2,769,350 from Sewer Fund Reserves to Rehab of Biosolids Equipment Project Expenditure Account to replace existing sludge pumps at Riverside Water Quality Control Plant - Supplemental appropriation - Five affirmative votes required - 5950 Acorn Street (Ward 3)

**Attachments:** [Report](#)  
[Proposal](#)

- 42 Award Bid 8066 to Marina Landscape, Inc., Orange, for \$1,638,676 from General Fund Public Works-Forestry & Landscape Median Improvements-Landscape Maintenance Project Account for Fiscal Year 2023-24 Median Landscape Improvements (Wards 2, 3, 4, 5, 6 and 7)

**Attachments:** [Report](#)  
[Location Map](#)  
[Bid Award Recommendation](#)  
[Presentation](#)

- 43 Adopt an Ordinance of the City Council of the City of Riverside, California, amending Section 14.12.120 of the Riverside Municipal Code to update provisions regarding discharge of wastes into the public sewer and pollutants into the storm drain systems - Adopt an Ordinance of the City Council of the City of Riverside, California, amending Section 14.12.295 of the Riverside Municipal Code to update provisions regarding liquid waste haulers - Waive further reading (Intro. on 11-5-24, All Wards)

**Attachments:** [Report](#)  
[Ordinance - 14.12.120](#)  
[Ordinance - 14.12.295](#)

#### DISCUSSION CALENDAR - Item # 44-46

*Audience participation is encouraged. Public comments are limited to 3 minutes.*

- 44 This item has been removed from the agenda

- 45 Award Bid 8122 to Marina Landscape, Inc., for \$1,543,887.44 from Northside Agriculture Innovation Center Project Account and General Fund infrastructure reserves for construction of Northside Agriculture Innovation Center - Appropriate \$2,300,000 from General Fund available infrastructure reserves to Capital Outlay Fund, Northside Agriculture Innovation Center Project Account to complete infrastructure expansion for Phase 1 for project - Supplemental appropriation - Interfund transfer - Five affirmative votes required (General Services, Community and Economic Development, Office of Sustainability) (Ward 1) (15-minute presentation)

**Attachments:** [Report](#)  
[Bid Award Recommendation](#)  
[Presentation](#)

- 46 Preorder and purchase of 20 Voltu Electrified F350 XL Crew Cab 4WD Trucks from Voltu Motor Inc., for \$2,392,500 including \$150,000 from Air Quality Management District Fund and balance of \$2,217,500 to be initially funded from General Fund Infrastructure Reserves with repayment to be identified based on departments and funds purchasing vehicles for City operations - Supplemental appropriation - Five affirmative votes required (Community and Economic Development) (All Wards) (10-minute presentation)

**Attachments:** [Revised Report](#)  
[Report](#)  
[Voltu Quote](#)  
[Presentation](#)

## COMMUNICATIONS

- 47 City Attorney report on Closed Session discussions
- 48 Items for future City Council consideration as requested by Mayor or Members of the City Council - City Manager/City Attorney reports

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*The next regular City Council meeting is scheduled for  
Tuesday, December 3, 2024*

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