

**MINUTES  
OF THE REGULAR MEETING  
OF THE JURUPA VALLEY CITY COUNCIL  
January 16, 2020**

The meeting was held at the Jurupa Valley City Council Chamber, 8930 Limonite Avenue,  
Jurupa Valley, CA

**6:00 PM - 7:00 PM - CITY COUNCIL RECEPTION**

Members of the public were invited to a community reception prior to tonight's  
meeting.

**1. 7:00 PM - CALL TO ORDER AND ROLL CALL FOR REGULAR SESSION**

- Anthony Kelly, Jr., Mayor
- Lorena Barajas, Mayor Pro Tem
- Chris Barajas, Council Member
- Brian Berkson, Council Member
- Micheal Goodland, Council Member

Mayor Anthony Kelly called the regular meeting to order at 7:10 p.m.

**2. INVOCATION** was given by Pastor Terry Starks, Senior Pastor of Rubidoux Missionary Baptist Church.

**3. PLEDGE OF ALLEGIANCE** was led by Mr. Dobie Gillis.

**4. APPROVAL OF AGENDA**

**A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to approve the Agenda.**

**Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly**  
**Noes: None**  
**Absent: None**

**5. PRESENTATIONS**

**A. RECOGNITION TO BRIAN BERKSON FOR HIS LEADERSHIP AS MAYOR**

Members of the City Council thanked Council Member Brian Berkson for his guidance and leadership while serving as Mayor over the past year. Mayor Anthony Kelly presented Mr. Berkson with a gavel plaque as a token of the Council's appreciation.

Council Member Brian Berkson thanked the Council for their recognition. He stated that this is where he lives and this is his home and this is what the Council cares about and why they serve the City and its citizens. He noted the significant challenges the Council faced in 2019, adding that he loves Jurupa Valley.

## **6. PUBLIC APPEARANCE/COMMENTS**

Stephen Anderson voiced concern that the newly opened Pilot Flying J travel center will attract more truck traffic to an area that is already experiencing traffic congestion. It will bring more air pollution without solving any of the existing off-street parking problems; it will cause more damage to the City's roads; and the facility will threaten the City's water supply. All of these issues negatively affect resident's quality of life.

Betty Anderson stated that the newly opened Pilot Flying J travel center is not the "panacea" that the City hoped for. She outlined her concerns with the project, which include destruction of the City's roads and increased air pollution caused by trucks idling. She stated that it is a well-known scientific fact that students playing sports at Jurupa Valley high schools have stunted lung growth because of the poor air quality in Mira Loma. She urged the Council to bring development that is beneficial to the City. (Rachel Lopez donated her time to Ms. Anderson).

Colin Markovich, representing Assembly Member Sabrina Cervantes, congratulated Anthony Kelly, Jr. on being selected as Mayor and Lorena Barajas on being selected as Mayor Pro Tem. He provided a list of upcoming events, which include a free dental treatment event on Saturday, January 18 at Auburndale Intermediate School in Corona and a free fishing clinic on Saturday, January 25 at Rancho Jurupa Regional Park.

Morris Younathan reported on a growing concern that a cannabis retailer would be opening directly beside the Reformed Baptist Church at 7250 Mission Boulevard. He stated that there appears to be quite a few loopholes in the City's municipal code as to where these types of businesses may be located. He pointed out that the State mandates the proximity of these businesses, which are not allowed to operate within 600 ft. of a K-12 school, daycare center, or youth center. However, the City's code only restricts retailers within 600 ft. of a K-12 school. He stated that there is also a lack of operating requirements on commercial cannabis activities, which could limit the nuisances on the public.

Robert Elliott, Pastor, Reformed Baptist Church, 7250 Mission Boulevard, stated that they are very concerned about a dispensary, which will be approximately 65 ft. from where the children are looked at on a Sunday. He noted that they have been at this location for approximately six years and this is a real burden to them. He advised that there are several parishioners whose lives were broken by addiction and for them coming to church is a refuge and now literally feet from their building, there will be a dispensary. He added that their attorney is willing to work with the City to assess this situation.

Christian Poleynard, Pastor, Reformed Baptist Church, voiced concern that children and youth attend gatherings and classes each Sunday as well as every Wednesday. He noted that children attending their church often play in the playground, which can be observed from the sidewalk, and they will be able to view the dispensary. He outlined their activities and outreach stating that their church is a family and allowing a retail dispensary to be allowed a few feet away from their building will negatively impact many lives.

Joey Lopez stated that as a parishioner of the Reformed Baptist Church, he found himself turning to alcohol to help solve life's difficulties. He stated that he is concerned that youth will turn to marijuana use and become addicted. He urged the Council to protect churches and community centers from cannabis operators to help provide safe areas for those seeking refuge.

Troy Lamberth, Pastor, Reformed Baptist Church, provided an overview of their community service and outreach efforts. He voiced concern that the City has not put together the mechanisms to protect the vulnerable and places where families gather. He offered to work with the City to help craft policies that will protect other family organizations. He stated that they have sent a letter to the State of California regarding the location of the proposed retail dispensary.

Melissa Ruffalo stated that as a parishioner of the Reformed Baptist Church, she is concerned what substance abuse does to the youth in the community. She asked that the Council help limit the proximity to churches, residences and schools.

Dr. Grace Williams introduced herself as a candidate for California Congressional District 41. She outlined her qualifications and experience and provided information on her campaign and upcoming events.

The City's first Mayor, Laura Roughton conveyed congratulations to Mayor Anthony Kelly, Jr. and Mayor Pro Tem Lorena Barajas. She presented a commemorative photographic album of the signing of SB130 and the significance of what it meant for the city. The book is titled: "When Governor Brown came to town" which documents the signing of the assembly bill. She outlined the importance of the bill signing which took place on May 17, 2017 which restored millions of dollars in lost revenue to the four newest cities in California; Jurupa Valley, Eastvale, Menifee, and Wildomar.

Raymond Warhop introduced himself as a cousin of Mayor Anthony Kelly, Jr. He stated it is a beautiful day and he is very inspired by Mayor Kelly and the rest of the City Council. He presented a special gift to Mayor Kelly from the Warhop family.

Mayor Kelly thanked his family and friends for attending tonight's meeting, stating that he is blessed to see such an outpouring of love and support.

Jacqueline Lee voiced the following concerns: 1) each evening, the traffic on Van Buren backs up on Limonite all the way down to Downey Street, which forces motorists to use her neighborhood as a short cut. 2) She voiced concern that the development of Paradise Knolls will impact the neighboring residents by limiting their exit route which will cause

the area to be unsafe for the community; 3) She questioned the timeline of the Paradise Knolls housing development and whether the City will expedite the development of the other phases; 4) the vacant Limonite Plaza is a blighted area which does not represent Jurupa Valley.

**7. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS**

Mayor Pro Tem Lorena Barajas welcomed everyone to tonight's meeting.

Council Member Brian Berkson welcomed everyone to tonight's meeting. He looks forward to working with Mayor Anthony Kelly and he looks forward to a great new year.

Council Member Micheal Goodland thanked everyone for coming tonight, stating that it is nice to see so many residents here this evening. He looks forward to working with Mayor Anthony Kelly as he is a true "Jurupan" who has lived here his entire life.

Mayor Anthony Kelly thanked everyone for showing their support this evening. He looks forward to working with his colleagues on the Council and building upon the pillars of the community. He announced that on January 30<sup>th</sup>, the Jurupa Area Recreation and Park District will host a grand opening of Horseshoe Lake Park. On January 24<sup>th</sup> the City will celebrate the ribbon cutting of the new See's Candy store at the Vernola Marketplace. On January 31<sup>st</sup>, the Rubidoux Family Resource Center will host their annual Women's Conference.

**8. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS REGARDING REGIONAL BOARDS AND COMMISSIONS**

**A. MAYOR ANTHONY KELLY, JR.**

- 1. Due to the absence of Mayor Pro Tem Lorena Barajas, Mayor Kelly gave an update on the Western Riverside County - Regional Conservation Authority meeting of January 15, 2020.**

**B. COUNCIL MEMBER CHRIS BARAJAS**

- 1. Council Member Barajas gave an update on the Western Community Energy Joint meeting of the Board of Directors and Technical Advisory committee meeting of January 8, 2020.**

**9. CITY MANAGER'S UPDATE**

City Manager Rod Butler announced that the See's Candy ribbon cutting celebration would be held on Friday, January 24, 2020 at 9:30 a.m. He reported that the completion of the connection of Philadelphia Street is now complete. The bridgework on the San Sevaine Channel was completed this winter by the City of Fontana. As part of the City's new truck

restrictions, signs are being placed to restrict trucks heading south on either Etiwanda Avenue or Country Village Drive. He noted the significance of this roadwork, as it will help provide an alternate route for truck traffic. He announced that City Hall would be closed on Monday, January 20, 2020 in observance of Martin Luther King, Jr. Day.

**10. APPROVAL OF MINUTES**

**A. DECEMBER 19, 2019 REGULAR MEETING**

**A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to approve the Minutes of the December 19, 2019 Regular meeting.**

**Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly**  
**Noes: None**  
**Absent: None**

**11. 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. CONSIDERATION OF CHECK REGISTER IN THE AMOUNT OF \$2,724,063.37**

Requested Action: That the City Council ratify the check registers dated December 13, 19, and 20, 2019 and January 2, 2020 as well as the payroll register dated December 18 and 31, 2019 and January 3, 2020.

**C. APPROVAL TO PURCHASE THREE (3) NEW FORD ESCAPE HYBRIDS FROM FRITTS FORD AND ONE (1) NEW FORD F250 PICK-UP TRUCK FROM FAIRVIEW FORD PURSUANT TO THE COUNTY OF RIVERSIDE VEHICLE BID (PUARC-1650) RESULTS**

1. Requested Action: That the City Council approve the purchase of three (3) Ford Escape (Hybrid) vehicles, utilizing funding from the AB 2766 Program of the South Coast Air Quality Management District (SCAQMD); and
2. That the City Council approve the purchase of one (1) Ford F250 pick-up truck to be funded by the unappropriated General Fund.

**D. PARADISE KNOLLS PROJECT - CONSENT OF CITY TO PARTIAL ASSIGNMENT OF DEVELOPMENT AGREEMENT TO RICHMOND AMERICAN HOMES – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION**

Requested Action: That the City Council adopt Resolution No. 2020-01, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, CONSENTING TO THE PARTIAL ASSIGNMENT OF THE DEVELOPMENT AGREEMENT FOR THE PARADISE KNOLLS PROJECT RELATING TO PHASE I (TENTATIVE TRACT MAP NO. 36823) TO RICHMOND AMERICAN HOMES OF MARYLAND, INC.**

**E. AUTHORIZING THE DESTRUCTION OF CERTAIN OBSOLETE CITY RECORDS**

Requested Action: That the City Council adopt Resolution No. 2020-02, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING THE DESTRUCTION OF CERTAIN OBSOLETE CITY RECORDS**

**A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to approve the Consent Calendar.**

**Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly  
Noes: None  
Absent: None**

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

**11.D PARADISE KNOLLS PROJECT - CONSENT OF CITY TO PARTIAL ASSIGNMENT OF DEVELOPMENT AGREEMENT TO RICHMOND AMERICAN HOMES**

Council Member Brian Berkson requested that Item 11.D be removed from the Consent Calendar for further discussion. He asked questioned how the remaining phases of the housing development will be impacted based on what is presented in the Staff Report and what security does the City have to ensure that the balance of the improvements that are included in the development agreement are addressed.

Further discussion followed.

George Wentz, Deputy City Manager, responded to Council's questions and provided additional information.

Brendan Kearns, Assistant City Attorney clarified how the project was structured under the development agreement.

Further discussion followed.

**A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to continue this item to the February 6, 2020 meeting.**

**Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly**  
**Noes: None**  
**Absent: None**

**13. PUBLIC HEARINGS**

**14. COUNCIL BUSINESS**

**A. INFORMATIONAL ITEM REGARDING MA19084 PAR1903 - 26-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROPOSED AT THE SOUTHEAST CORNER OF MISSION BOULEVARD & AGATE STREET (APN'S: 171-101-072) (APPLICANT: RC HOBBS COMPANIES)**

Thomas Merrell, Planning Director, presented the staff report. He provided an overview of the project, pointing out particular aspects of the project. Mr. Merrell reported that the approval process will ultimately require two separate actions from the City Council. One of those actions requires a re-zone request for a parcel that is less than nine acres. He noted that last year, the Council amended the Municipal Code to require that the City Council be the only body that could waive less than nine acres for an R-4 zone. Mr. Merrell outlined the existing zoning and the size of the parcels.

Chris Mallec, Assistant Planner, provided a PowerPoint presentation highlighting the features of the Hobbs development.

Roger Hobbs, (applicant) spoke in support of the project and described the site of the project and the difficulties in attracting retail uses. He offered to answer questions.

Council Member Chris Barajas suggested that the developer could contribute a traffic signal light at Mission Boulevard and Agate Street as a fair share contribution for allowing higher density.

Council Member Brian Berskon suggested that the developer consider a modification to the site plan to include single-story homes and address the future auto parts store and the wall height for the homes that would back up to the auto parts store.

Further discussion followed regarding the density of the project and future improvements to the neighborhood.

There was no further action taken.

**15. CITY ATTORNEY’S REPORT**

Brendan Kearns, Assistant City Attorney had no report.

**16. COUNCIL MEMBER REPORTS AND COMMENTS**

Council Member Chris Barajas discussed the formation of a Homeless Task Force, stating that he looks forward to moving forward on this issue. He requested that City staff revise the Municipal Code to look at the current canine license renewal process to permit a reduction of dog licensing fees to match the expiration date of the vaccination.

Mayor Kelly thanked everyone for their attendance this evening.

**17. CONVENE TO CLOSED SESSION**

**A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS**

There were no public comments regarding the closed session items.

**B. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION.** The City Council met in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(1) with respect to one matter of pending litigation: *Application of Southern California Edison Company (U-238-E) for a Certificate of Public Convenience and Necessity to Construct the Riverside Transmission Reliability Project*, California Public Utilities Commission Case No. A.15-04-013.

**C. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION.** The City Council met in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(4) with respect to one matter of potential litigation. A point has been reached where, in the opinion of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation involving the City. Based on existing facts and circumstances, the City Council will decide whether to initiate litigation.

**18. RECONVENE IN OPEN SESSION**

**A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION**

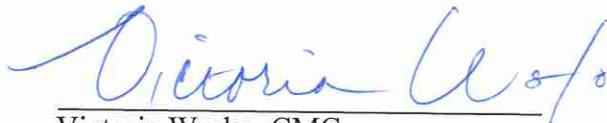
The Deputy City Attorney announced that: 1) No reportable action was taken with respect to the Riverside Transmission Reliability Project; and 2) on the second matter, the City Council unanimously authorized the City Attorney's Office to file a lawsuit against the owner of the property at 5666 Etiwanda Avenue, Jurupa Valley, Juan Nunez, for the abatement of an unpermitted building on the property.

**19. ADJOURNMENT**

There being no further business before the City Council, Mayor Kelly adjourned the meeting at 10:40 p.m.

The next meeting of the Jurupa Valley City Council will be held February 6, 2020 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,

A handwritten signature in blue ink that reads "Victoria Wasko". The signature is written in a cursive style and is positioned above a horizontal line.

Victoria Wasko, CMC  
City Clerk