

**MINUTES  
OF THE REGULAR MEETING  
OF THE JURUPA VALLEY CITY COUNCIL  
January 21, 2021**

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

**1. 6:00 PM - CALL TO ORDER AND ROLL CALL FOR CLOSED SESSION**

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

Mayor Lorena Barajas called the closed session meeting to order at 6:02 p.m.

**2. 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 REAL PROPERTY NEGOTIATORS.** The City Council met in closed session pursuant to Government Code Section 54956.8 regarding the granting of a utility easement to Southern California Edison generally along Pat's Ranch Road from Cantu-Galliano Road to Limonite as provided and described in the "Decision Granting a Certificate of Public Convenience and Necessity for the Riverside Transmission Reliability Project" approved by the California Public Utilities Commission on March 12, 2020 (Case No. A.15-04-013; Decision No. 20-03-001). The parties to the negotiations for the grant of the easement are: City of Jurupa Valley and Southern California Edison. Negotiators for the City of Jurupa are: Rod Butler, George Wentz, Paul Toor, Steve Loriso, Tilden Kim, Stephen Lee and Paula Gutierrez-Baeza. Under negotiation are the terms of the grant of the easement.

**C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS.** The City Council met in closed session pursuant to Government Code Section 54956.8 regarding the potential purchase of real property located at 5293 Mission Bl., Jurupa Valley 92509 (former Riverside County Fleet Services Building). The parties to the negotiations for the purchase of the property are: City of Jurupa Valley and County of Riverside. Negotiators for the City of Jurupa are: Rod Butler, George Wentz and Peter Thorson. Under negotiation are the price and terms of payment for the potential purchase of the property.

**D. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF 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 and the City Council will decide whether to initiate litigation.

**3. RECONVENE IN OPEN SESSION**

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

City Attorney Peter Thorson announced that there were no reportable actions taken.

**4. 7:00 PM - CALL TO ORDER AND ROLL CALL FOR REGULAR SESSION**

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

Mayor Lorena Barajas called the regular meeting to order at 7:15 p.m.

**5. INVOCATION** was given by Pastor Jeremy Williams, Grace Fellowship Church.

**6. PLEDGE OF ALLEGIANCE** was led by Victoria Wasko.

**7. APPROVAL OF AGENDA**

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

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

**8. PRESENTATIONS**

**A. RECOGNITION TO OUTGOING PLANNING COMMISSIONERS MARIANA LOPEZ, COREY MOORE, AND GUILLERMO SILVA**

Mayor Lorena Barajas commended outgoing Planning Commission Members Mariana Lopez, Corey Moore, and Guillermo Silva for their hard work and dedication. She thanked them for their service and awarded recognition plaques as a small token of appreciation.

**B. PRESENTATION FROM RIVERSIDE COUNTY DEPARTMENT OF ANIMAL SERVICES**

Officer Dane Erickson introduced the City's new Pet of the Month, "Milo", a 2 year-old Maltese mix. Anyone interested in giving Milo a new home can contact the City's Animal Control Services Department at: <https://www.rcdas.org> Mr. Erickson introduced Officer Chris Peck who will be assigned to the City of Jurupa Valley.

**9. PUBLIC APPEARANCE/COMMENTS**

Reynaldo Gutierrez and Nino Guevara discussed an ongoing code violation, stating that they are receiving fines that are "unjust" and the City's Code Enforcement staff are unwilling to work with them. They requested a meeting with the Council since the Code Enforcement Department has been "disrespectful" and they would like a resolution to their issues.

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

Council Member Brian Berkson stated that it was nice to be back after dealing with some of his medical issues. He encouraged residents to visit [www.coveredca.com](http://www.coveredca.com) if they have questions or need assistance with health insurance.

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

Mayor Pro Tem Chris Barajas reported on the Joint Meeting of the Board of Directors and Technical Advisory Committee for Western Community Energy held January 13, 2021.

Council Member Brian Berkson reported on the Metrolink / Southern California Regional Rail Authority meeting of January 8, 2021.

Council Member Brian Berkson reported on the Riverside County Transportation Commission meeting of January 13, 2021.

Council Member Brian Berkson reported on the Riverside Transit Agency Committee – Board and Finance Committee meeting of January 13, 2021. Council Member Berkson asked that tonight's meeting be adjourned in memory of Joseph Juarez, a Metrolink employee who tragically died from the Covid-19 virus. He encouraged everyone to take this virus seriously and continue to wear a facemask as it keeps everyone safe.

**12. CITY MANAGER'S UPDATE**

Mike Flad, Assistant City Manager, announced that City Manager Rod Butler had a family emergency and will be absent from tonight's meeting. He announced that beginning on January 28, 2021, there will be a no cost mobile testing site for the coronavirus at the Jurupa Community Center located at 4810 Pedley Road every Wednesday from 8:00 am to 3:00 pm. Residents may

schedule a free self-collected COVID-19 test by visiting the following website:  
<https://curative.com>

**13. APPROVAL OF MINUTES**

**A. DECEMBER 17, 2020 REGULAR MEETING**

**A motion was made by Council Member Guillermo Silva, seconded by Mayor Pro Tem Chris Barajas, to approve the Minutes of the December 17, 2020 regular meeting.**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

**14. 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 \$4,659,866.36**

Requested Action: That the City Council ratify the check registers dated December 3, 10, 18, 23, and 30, 2020 and January 7, 2021 as well as the payroll registers dated November 27, 30 and December 11, 25, and 31, 2020.

**C. ORDINANCE NO. 2021-01**

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2021-01, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING SECTION 6.77.020 OF CHAPTER 6.77 (RECYCLABLES AND ORGANICS COLLECTION) OF THE JURUPA VALLEY MUNICIPAL CODE, LOWERING THE THRESHOLD FOR MANDATORY COMMERCIAL ORGANICS RECYCLING**

**D. APPROVAL OF COOPERATIVE AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY, LENNAR HOMES OF CALIFORNIA, INC., AND THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR CONSTRUCTION AND MAINTENANCE OF PARAMOUNT ESTATES MDP LINES A AND A-2, STAGE 2, WINTER PARK AVENUE**

**STORM DRAIN, STAGE 1, PARAMOUNT ESTATES MDP LINE B, STAGE 1 (PROJECT NOS. 1-0-00265-02, 1-0-00097-01, AND 1-0-00267 (TM 31894 – SHADOW ROCK)**

Council Member Brian Berkson requested that the agreement be corrected to reflect Lorena Barajas as Mayor.

Requested Action: That the City Council approve the cooperative agreement with the Riverside County Flood Control and Water Conservation District (District) and Lennar Homes of California, Inc. (Developer) and authorize the Mayor to sign the agreement.

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

Requested Action: That the City Council adopt Resolution No. 2021-01, 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 Brian Berkson, seconded by Mayor Pro Tem Chris Barajas, to approve the Consent Calendar.**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**

**Noes: None**

**Absent: None**

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

**16. PUBLIC HEARINGS**

**A. PUBLIC HEARING TO CONSIDER ADOPTION OF A RESOLUTION IMPOSING NEW DEVELOPMENT IMPACT FEES AND AN ORDINANCE AMENDING CHAPTER 3.75, DEVELOPMENT IMPACT FEE, AND SECTION 2.50.05, APPEALS OF DISCRETIONARY ACTIONS AND FEES, OF THE JURUPA VALLEY MUNICIPAL CODE**

Staff report presented by Tim Jonasson, Senior Manager, Development Services.

Scott Thorpe, Revenue and Cost Specialists, LLC, provided additional information and responded to Council's questions.

Connie Cardenas, Administrative Services Director, provided additional information and responded to Council's questions.

Mayor Lorena Barajas opened the public hearing.

There being no further comments, the public hearing was closed.

**A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to adopt Resolution No. 2021-02, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE DEVELOPMENT IMPACT FEE CALCULATION AND NEXUS REPORT DATED MAY 2020, ADOPTING NEW AND AMENDED DEVELOPMENT IMPACT FEES, MAKING A FINDING OF EXEMPTION UNDER CEQA, AND REPEALING PRIOR DIF RESOLUTIONS**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

**A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Chris Barajas, to introduce Ordinance No. 2021-02, entitled:**

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING CHAPTER 3.75, DEVELOPMENT IMPACT FEE, AND SECTION 2.05.050, APPEALS OF DISCRETIONARY ACTIONS AND FEES, OF THE JURUPA VALLEY MUNICIPAL CODE**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

**B. PUBLIC HEARING TO CONSIDER A RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF JOINT COMMUNITY FACILITIES AGREEMENT FOR BOND OPPORTUNITIES FOR LAND DEVELOPMENT (BOLD) PROGRAM FOR DEVELOPMENT IMPACT FEES FOR TRACT 37211 (48 SINGLE FAMILY RESIDENTIAL UNITS) LOCATED NORTHWEST OF PACIFIC AVENUE AND STATE ROUTE 60**

Staff Report presented by Tim Jonasson, Senior Manager, Development Services.

Mayor Lorena Barajas opened the public hearing.

**A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Chris Barajas, to continue the public hearing to the February 4, 2021 meeting.**

**Ayes:** L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva  
**Noes:** None  
**Absent:** None

**C. PUBLIC HEARING TO CONSIDER CODE AMENDMENT NO. 20001: TO REPLACE THE TERM “SECOND UNIT” WITH “ACCESSORY DWELLING UNIT” TO BE CONSISTENT WITH JURUPA VALLEY MUNICIPAL CODE SECTION 9.240.290 AND STATE LAW**

Staff Report presented by Joe Perez, Community Development Director.

Mayor Lorena Barajas opened the public hearing.

There being no further comments, the public hearing was closed.

**A motion was made by Mayor Pro Tem Chris Barajas, seconded by Guillermo Silva, to introduce Ordinance No. 2021-03, entitled:**

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE JURUPA VALLEY MUNICIPAL CODE TO REPLACE THE TERM “SECOND UNIT” WITH “ACCESSORY DWELLING UNIT” FOR CONSISTENCY WITH JURUPA VALLEY MUNICIPAL CODE SECTION 9.240.290 AND STATE LAW, AND FINDING THAT THE PROPOSED AMENDMENT IS EXEMPT FROM CEQA**

**Ayes:** L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva  
**Noes:** None  
**Absent:** None

**17. COUNCIL BUSINESS**

**A. APPOINTMENTS TO THE PLANNING COMMISSION AND ANNUAL RECONFIRMATION PROCESS (CONTINUED FROM THE DECEMBER 17, 2020 MEETING)**

Staff Report presented by Victoria Wasko, City Clerk.

Mayor Lorena Barajas invited the following applicants to introduce themselves to the Council and share why they wish to serve on the City’s Planning Commission: Jacqueline Barrios, Yvette Brunetto, Tyler Byrne, Armando Carmona, Hakan Jackson, Araceli Palafox, and Laura Shultz. (Isabel Zumaya was not present).

Mayor Lorena Barajas expressed appreciation to Mariana Lopez for her past service on the Planning Commission as she made an important impact in her community and her work was very much valued. She thanked all of the applicants, stating that this was a difficult choice with so many qualified applicants. She announced that she will be

selecting Armando Carmona as he is a current fixture in the community and he has immersed himself in the City's culture.

**A motion was made by Mayor Lorena Barajas, seconded by Council Member Brian Berkson, to appoint Armando Carmona to the Planning Commission for a term expiring in December 2022.**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

**A motion was made by Council Member Guillermo Silva, seconded by Mayor Pro Tem Chris Barajas, to appoint Laura Shultz to the Planning Commission for a term expiring in December 2024.**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

**A motion was made by Council Member Leslie Altamirano, seconded by Council Member Brian Berkson, to appoint Hakan Jackson to the Planning Commission for a term expiring in December 2024.**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

**A motion was made by Mayor Pro Tem Chris Barajas, seconded by Mayor Lorena Barajas, to reconfirm the appointment of Penny Newman to the Planning Commission.**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

**A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Chris Barajas, to reconfirm the appointment of Arleen Pruitt to the Planning Commission.**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**



**B. INTRODUCTION OF AN ORDINANCE AMENDING THE JURUPA VALLEY MUNICIPAL CODE BY ADDING CHAPTER 11.75 TO REGULATE SMOKING IN CERTAIN AREAS INCLUDING MULTI-UNIT RESIDENCES, HOTELS, PUBLIC AREAS, PRIVATE PLAZAS, AND OUTDOOR BUSINESS AREAS (CONTINUED FROM THE SEPTEMBER 3, 2020 MEETING)**

Staff Report presented by City Attorney Peter Thorson. Mr. Thorson summarized the provisions of the ordinance. He clarified the ordinance's impact on existing and future hotels, stating that new hotels may not permit smoking in the rooms but existing hotels are not covered by the ordinance. He also noted a change to the ordinance at the request of Mayor Barajas and Mayor Pro Tem Barajas that would exclude restrictions on smoking inside of duplexes, condominiums, and townhomes which was addressed in the supplemental staff report. If the City Council wishes to move in this direction he recommended language that is spelled out in the supplemental staff report that would address this issue. Another item of prior discussion was the application to parks and libraries. He recommended a revision in the language to provide that smoking would be prohibited in city owned or city controlled parks, community centers, or other facilities. He outlined the aspects of enforcement which include the issuance of administrative citations by sheriff's deputies or code enforcement officers if they were in the position to see the violation. There is also an enforcement mechanism that would give the right to someone who lives in the residential unit that is designated as non-smoking to bring an action in small claims court.

Council Member Brian Berkson stated that he had previously asked for an update as to the number of residential units that this ordinance would affect and he has yet to receive this information. He expressed his view that this ordinance has a small likelihood of being enforceable. He questioned how some of the residential units are being defined.

Further discussion followed.

Mike Flad, Assistant City Manager provided additional information on the volunteer compliance and it would apply to the enforceability issue.

Ellen Porter voiced reservations about preventing smoking in condominiums and/or duplexes that are owned by residents. This is especially true of any that are or will be located on or near golf courses. She stated that prohibiting smoking in multiple family housing is punitive to those who do not live in single family homes. Also, if they live on or near a golf course or certain other recreational facilities, they will frequently be exposed to smoke from the customers. It would only be an over meddlesome law to tell these people they cannot smoke in their own homes, while continuing to allow them to be exposed to secondhand-smoke from the golfers below their patios. She suggested that a better idea is to restrict smoking in apartments sharing common walls with more than one other unit, and not to individually owned units.

Jessica Ducsay Drug, Free Community Project Coordinator Department of Public Health Sciences, California Baptist University, voiced support of the proposed ordinance as reducing exposure to secondhand smoke through such a policy would be of great benefit to the City's most vulnerable populations who frequently reside in multi-unit housing. While she believes this policy could be stricter in not allowing smoking units prior to vacancy, the City of Jurupa Valley has the opportunity to be forefront as the first city in the County to enact a smoke free multi-unit housing policy, and set a precedent of health and well-being for the community.

Betty Folsom spoke in support of the proposed ordinance. As a long-time resident of Jurupa Valley and American Cancer Society Cancer Action Network volunteer, she understands the importance and value of smoke-free polices. She thanked the Council for considering the health and safety of the City's residents to protect them from the dangers of secondhand smoke. She stated that smoke-free areas contribute to a healthier community as smoke-free spaces help former smokers stay quit and discourage youth from ever starting. She added that limiting tobacco smoking is a right step forward for public health and will protect residents from the dangers of secondhand smoke.

Robert Garcia, Trustee, Jurupa Unified School District Board of Education, spoke in support of the ordinance, stating that by regulating smoking in public spaces, the Council will provide a healthy environment for students, both with respect to their health and their long-term choices. He noted that research that shows the negative effects of secondhand smoke and the increased likelihood that students will choose to smoke when exposed to other smokers.

Mayor Pro Tem Chris Barajas explained why he starting working on this ordinance last year. He provided an overview of the meetings and discussions he has had with residents and property managers on how the Council can bring forward an ordinance in the pursuit of a healthier Jurupa Valley. He referred to Ellen Porter's comments, stating that the supplemental staff report will address this issue by excluding condominiums, townhouses, and duplexes as they are single-story homes. He explained that this will be a phased-in approach with an educational component. The phased-in approach will allow current residents the ability to smoke. Once a tenant vacates, that unit would become a non-smoking unit.

Mayor Lorena Barajas discussed why the Council is considering this ordinance. She stated that the Council is trying to protect residents against the dangers of secondhand smoke exposure, which can lead to serious health problems including lung cancer, heart disease and stroke. She read aloud statistics showing that secondhand smoke is responsible for thousands of deaths each year and can make asthma worse in adults and children. She noted her support of the ordinance as it will save lives.

Further discussion followed.

**A motion was made by Mayor Pro Tem Chris Barajas, seconded by Mayor Lorena Barajas, to introduce Ordinance No. 2021-04, entitled:**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE JURUPA VALLEY MUNICIPAL CODE BY ADDING CHAPTER 11.75 TO REGULATE SMOKING IN CERTAIN AREAS INCLUDING MULTI-UNIT RESIDENCES, HOTELS, PUBLIC AREAS, PRIVATE PLAZAS, AND OUTDOOR BUSINESS AREAS AND FINDING THAT THE ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)**

City Attorney Peter Thorson clarified that the ordinance introduced was the ordinance in the Supplemental Staff Report with a date of 1/16/21.

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

- C. MASTER APPLICATION (MA) NO. 20131: EXTENSION OF TIME (EOT) FOR CONDITIONAL USE PERMIT (CUP) NO. 17004 FOR A PROPOSED CHEVRON GAS STATION AND CONVENIENCE STORE WITH BEER AND WINE SALES FOR OFF-SITE CONSUMPTION AND FUTURE DRIVE-THRU RESTAURANT; LOCATED AT THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS: 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-008 & 169-031-009); (APPLICANT: SHIELD TECH, LLC)**

Staff Report presented by Joe Perez, Community Development Director. Mr. Perez summarized the timeline of the approval process and the Council's directives. Mr. Perez described the terms of a letter from the applicant's representative, which include the applicant's agreement to eliminate the sale of wine and beer from the community store and add some aesthetic elements to the vacant lot adjacent to the site. He indicated that two letters of support were sent directly to the City Council.

Natalie Rocha requested that the Council deny the extension for the conditional use permit to allow construction of a gas station with sale of alcohol for off-site consumption. She asked that Council address the high alcohol outlet density in the community as it is an environmental risk factor and may have a detrimental effect on the City's youth. She noted that there are seven gas stations within a 2 mile radius of the corner of Pedley Road and Ben Nevis Boulevard. She stated that the community needs more family-friendly dining or recreational facilities, not more gas stations or locations to increase access to alcohol.

Teresa Fernandez, Director, Community Health & Policy, Reach Out, asked the Council to deny the extension for the conditional use permit. She indicated that one of the factors that increase the likelihood of underage drinking and the problems associated with it is outlet density. She cited a study by the National Institutes of Health, in 2010 that found alcohol outlet density may play a significant role in how underage drinking starts during

early teenage years, especially when teens have limited mobility. She asked the Council to stop the construction of yet another outlet that would increase underage drinking.

Amir D. spoke on behalf of the request for an Extension of Time (EOT), noting that the applicant is his mother and she has invested her life savings into the project. He applauded her for coming so far with this project as she is not a typical developer. He outlined the challenges she has faced during the entitlement process and the amount of financial investment she has made. He reported that she is also adding site improvements and paying fees for both water and sewer laterals for the proposed restaurant. He requested that the Council consider the EOT and allow his mother to move forward with the project as she has agreed not to pursue the alcohol sales.

Brent McManigal, Gresham Savage Nolan & Tilden, representing the applicant, gave a brief PowerPoint presentation. He spoke in support of the project, stating that the applicant has made a significant financial investment in the project and will make several offsite improvements including a parking lot that will promote economic development. He asked the Council to approve the time extension with two conditions: 1) there will be no alcohol sales; and 2) the applicant shall improve the restaurant parcel, street frontage landscaping, and parking lot improvements, with the future restaurant pad landscaped and maintained.

Further discussion followed.

Mayor Lorena Barajas asked whether the Council could impose or condition that the applicant meet certain requirements if the EOT is approved. Specifically, that the vacant pad would be maintained to prevent graffiti, overgrown weeds, etc.

Joe Perez, Community Development Director responded that if that would be the direction of the Council, City staff would bring back a resolution of approval with added conditions such as prohibiting the sale of alcohol and requiring the vacant parcel to include parking and other infrastructure improvements and requiring that the vacant parcel would be maintained by the developer to ensure it is free of any nuisance issues.

Further discussion followed.

**A motion was made by Council Member Brian Berkson, seconded by Mayor Lorena Barajas to direct staff to bring back a resolution approving the Extension of Time for Conditional Use Permit No. 17004, subject to the following conditions: 1) that on-site improvements will be made to the restaurant pad; 2) the pylon sign has to be brought into compliance with the Jurupa Valley Municipal Code; 3) there will be an exclusion of the sale of beer and wine; and 4) the applicant shall maintain the property so that it is free of any nuisance issues.**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

Amir D. stated that he would like to encourage the Council to visit the site to see why the 75 ft. sign was requested as anything lower than that would not provide sufficient visibility for the business.

**D. INITIATION OF AN AMENDMENT TO THE ZONING CODE, ZONING MAP AND GENERAL PLAN AND LAND USE MAP TO IDENTIFY APPROPRIATE LOCATIONS FOR TRUCK INTENSIVE INDUSTRIAL USES AND PROVIDE REASONABLE DEVELOPMENT STANDARDS TO PROTECT NEIGHBORING RESIDENTIAL NEIGHBORHOODS FROM THE IMPACTS OF EXCESSIVE TRUCK TRAFFIC**

Staff Report presented by Joe Perez, Community Development Director. Mr. Perez reported that there have been several land use entitlement applications that are truck intensive. These uses have an impact on traffic congestion, air quality, and infrastructure. Oftentimes these uses have a direct negative impact on residential communities. The proposed moratorium will allow staff to conduct an analysis to get clarification on what areas make sense for these types of uses and what areas do not. He noted for the record that the City received several emails that will be read by the City Clerk along with a letter from Robert Evans Executive Director of the National Association of Industrial Parks (NAIP) and Jonathan Shardlow, of Gresham Savage Nolan & Tilden. All of the letters have been provided to the Council and will be made part of the public record.

Futher discussion followed.

Diana Leja commented that she supports establishing a temporary moratorium on all requests for new truck use establishments, as well as requests to expand existing uses in this category. She stated that it is the obligation of the City's elected Council members, as well as the Planning Commissioners to use careful consideration when making decisions that may negatively impact the City's neighborhoods, infrastructure, and possibly hinder future and more desirable development for years to come. The proposed moratorium would allow time to review and make determinations on how these requests for truck use establishments can fit into the city and deliver to the City's residents the best plan for continued business growth.

Robert Garcia, Trustee, Jurupa Unified School District Board of Education, voiced support of the proposed moratorium to study truck intensive uses. He stated that most of these businesses are located in the City's most socio-economically challenged neighborhoods where residents are exposed to diesel exhaust. This results in respiratory diseases such as lung diseases, asthma, premature death and chronic heart disease. He asked the Council to also consider the increased traffic especially near the schools.

Belen Gutierrez, Jessica Saucedo, Jorge Saucedo, Vanessa Saucedo, and Joanna Arroyo expressed their support for imposing a moratorium on the expansion of truck intensive uses in Jurupa Valley, noting the increase in warehouses across the region, which has resulted in a high number of trucks moving through the community, causing traffic and releasing dangerous emissions. They encouraged the Council to approve this moratorium

to study the impacts and move towards a green and just economy which is crucial to protect the lives and health of community members and the future of the City's success and wellbeing.

Dania De Ramon voiced support of the moratorium to study truck intensive uses. She stated that over the past few years, there has been a massive increase in warehousing across the region which has resulted in an extraordinarily high number of trucks moving through the community. She asked the Council to approve this moratorium especially now during the COVID-19 pandemic that has disproportionately impacted Black and Latino communities and those with pre-existing health conditions.

Hank Trueba, Director, Rubidoux Community Services District, asked the Council to set a temporary moratorium pursuant to Government Code Section 65858, regarding the establishment of truck intensive use in the Industrial Park. This temporary moratorium will allow City staff to come up with a solution that would be in the best interest of the community. This also will give them more time to explore the best options.

Kim Jarrell Johnson stated that the constant pressure in the city to turn valuable land into truck related uses that bring few jobs, no sales tax, and little to no increase in property tax has to be addressed and she is glad the Council is proposing to do so. She stated that sacrificing the future as a city so property owners and trucking operations can make their money is not right, noting that if they had their way, there would probably be a truck stop at every off ramp on the 60 freeway. She noted that the City's current ordinance gives the mistaken impression that the City allows and welcomes these uses and there needs to be amendments to the zoning ordinance that makes it clear where, and how these uses will be allowed. She supports the moratorium as it will allow the City to make the changes that are right for Jurupa Valley.

Penny Newman voiced support of initiating an amendment to the Zoning Code, Zoning Map and General Plan and Land Use Map to identify appropriate locations for truck intensive industrial uses and produce reasonable development standards to protect neighboring residential neighborhoods from the impacts of excessive truck traffic. She stated that this seems to be a reasonable measure that would allow the City time to explore the impacts of truck traffic upon local neighborhoods and it is the best way to meet the needs of the community while still protecting the health and wellbeing of the City's residents.

Further discussion followed.

**A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Leslie Altamirano, to initiate a zoning code amendment with corresponding changes in the General Plan and Land Use Map, and the official zoning map to establish appropriate locations and development standards for truck intensive industrial uses; refer the issue to the Planning Commission to study; and adopt Urgency Ordinance No. 2021-05, entitled:**

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA IMPOSING A TEMPORARY MORATORIUM PURSUANT TO GOVERNMENT CODE SECTION 65858 ON THE EXPANSION OR ESTABLISHMENT OF TRUCK INTENSIVE USES IN THE INDUSTRIAL PARK (I-P), MANUFACTURING - SERVICE COMMERCIAL (M-SC), MANUFACTURING - MEDIUM (M-M), MANUFACTURING - HEAVY (M-H), MINERAL RESOURCES (M-R), AND MINERAL RESOURCES AND RELATED MANUFACTURING (M-R-A) ZONES**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

**E. APPROVAL OF FIVE (5) NEW CLASSICATIONS AND UPDATED SALARY SCHEDULE FOR 2020-2021**

Staff Report presented by Connie Cardenas, Administrative Services Director.

**A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Chris Barajas, to approve the creation of five (5) new classifications including Job Descriptions and Salary Ranges; and approve the amended Salary Schedule for 2020-21 which includes the above five (5) new classifications, eleven (11) classifications approved by City Council in the July 1, 2020 budget adoption and one (1) salary range amendment for the Building Official classification.**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

**18. CITY ATTORNEY'S REPORT**

City Attorney Peter Thorson had no report.

**19. COUNCIL MEMBER REPORTS AND COMMENTS**

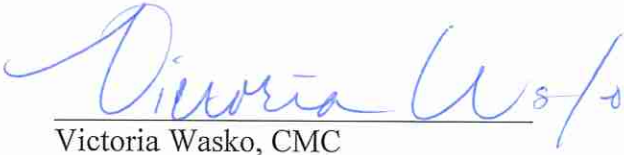
There were no additional Council comments.

**20. ADJOURNED IN MEMORY**

There being no further business before the City Council, Mayor Lorena Barajas adjourned the meeting in memory of Joseph Juarez and the countless others who have been impacted by the COVID-19 pandemic.

The next meeting of the Jurupa Valley City Council will be held February 4, 2021 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,



Victoria Wasko, CMC  
City Clerk