

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
April 2, 2020**

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

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

Mayor Kelly called the regular meeting to order at 6:00 p.m.

2. CONVENE TO CLOSED SESSION

A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEM

There were no public comments regarding the closed session item.

- 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 potential sale of the property are: City of Jurupa Valley and Southern California Edison. Negotiators for the City of Jurupa are: Rod Butler, George Wentz, Steve Loriso, Tilden Kim, Stephen Lee and Paula Gutierrez-Baeza. Under negotiation are the terms of the grant of the easement. *Peter Thorson, Tilden Kim, Stephen Lee and Paula Gutierrez-Baeza participated via teleconference.*

3. RECONVENE IN OPEN SESSION

A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION

Peter Thorson announced that there were no reportable actions taken.

4. 7:00 P.M. - 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 Kelly called the regular meeting to order at 7:10 p.m.

City Attorney Peter Thorson participated via teleconference.

5. INVOCATION was given by members of the Buddhist Meditation Center.

6. PLEDGE OF ALLEGIANCE was led by George Wentz.

7. APPROVAL OF AGENDA

A motion was made by Council Member Micheal Goodland, 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

8. PRESENTATIONS

9. PUBLIC APPEARANCE/COMMENTS

Spencer Rogers commented that with the Corona virus getting worse every day the City's code enforcement and Sheriff's Department must cite and stop the unpermitted, unlicensed, and unhealthy fruit vendors and "taco vendors." This last weekend, he stopped counting at 11. He voiced concern that there is no hand washing or other sanitary precautions despite the current pandemic.

Ruben Fonseca stated that he has lived on Wallace Street for the past 17 years. Over the years, the number of tenants residing on Wallace Street has increased drastically causing an issue with street parking. He noted that his disabled mother has trouble finding parking in front of her own home and her medications are sometimes not delivered since the neighbors park in front of their mailbox. He requested that the Council pass a parking law to make it illegal to park within ten feet of a mailbox.

Randy Kibbie voiced concern regarding a new cell tower that is located directly behind his home. He complained that there is not enough information being shared with members of the public and he is concerned about the health effects.

10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Council Member Micheal Goodland requested that the Council meeting be adjourned in honor of Riverside County Sheriff's Deputy Terrell Young who passed away from the COVID-19 virus. He provided a quote regarding private enterprise.

Council Member Chris Barajas asked City staff to explain the federal guidelines for cell towers to Mr. Kibbee.

Mayor Anthony Kelly welcomed everyone to tonight's meeting. He encouraged members of the public to follow the governor's social distancing guidelines and be safe at home.

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

A. MAYOR ANTHONY KELLY, JR.

- 1. Mayor Kelly gave an update on the Northwest Mosquito and Vector Control District meeting of March 20, 2020.**
- 2. Mayor Kelly gave an update on the Riverside Transit Agency meeting of April 1, 2020.**

B. COUNCIL MEMBER BRIAN BERKSON

- 1. Council Member Berkson gave an update on the Metrolink/Southern California Regional Rail Authority Special meeting of March 23, 2020.**
- 2. Council Member Berkson gave an update on the Metrolink/Southern California Regional Rail Authority Special meeting of March 27, 2020.**

12. CITY MANAGER'S UPDATE

City Manager Rod Butler reported that the Riverside County District Attorney has set up a hotline number to report price gouging during the current COVID-19 crisis. Anyone who suspects a person or business may be price gouging can call their Price Gouging Hotline at (951) 955-0764. He stated that staff are closely monitoring the COVID-19 situation and are sharing new information as it develops. He encouraged members of the public to visit the City's website for any updates.

13. APPROVAL OF MINUTES

A. MARCH 19, 2020 REGULAR MEETING

A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to approve the Minutes of the March 19, 2020 Regular meeting.

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
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 \$513,591.04

Requested Action: That the City Council ratify the check registers dated March 12 and 18, 2020 as well as the payroll register dated March 21, 2020.

C. APPROVAL OF REPLACEMENT SUBDIVISION AGREEMENTS AND ACCEPTANCE OF BONDS FOR TRACT MAP 32704 LOCATED ON THE NORTH SIDE OF JURUPA ROAD BETWEEN PYRITE STREET AND TYROLITE STREET (CENTURY COMMUNITIES OF CALIFORNIA, LLC)

- 1.** Requested Action: That the City Council approve and authorize the Mayor and City Clerk to execute the replacement Subdivision Agreements; and
- 2.** Accept the Faithful Performance Bond No. 21BSBIH0454 in the amount of \$284,500 and Material and Labor Bond No. 21BSBIH0454 in the amount of \$142,250 from Hartford Fire Insurance Company for the construction of improvements within Tract Map 32704 and the Faithful Performance Bond No. 21BSBIH0455 in the amount of \$7,000 from Hartford Fire Insurance Company for the subdivision monuments.

D. RESOLUTION OF INTENTION TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2019-001 (PARADISE KNOLLS); GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LIMONITE AVENUE AND DOWNEY STREET, TRACT NO. 36822 – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Requested Action: That the City Council adopt Resolution No. 2020-12, entitled:

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2020-001 (PARADISE KNOLLS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2020-001 (PARADISE KNOLLS)

A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to approve the Consent Calendar with the exception of Item 14.D, which was removed for further discussion. A roll call vote was taken.

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

15. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

14.D RESOLUTION OF INTENTION TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2019-001 (PARADISE KNOLLS); GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LIMONITE AVENUE AND DOWNEY STREET, TRACT NO. 36822

Council Member Brian Berkson requested that Item No. 14.D be removed from the Consent Calendar for further discussion.

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

A motion was made by Council Member Brian Berkson, seconded by Mayor Anthony Kelly to adopt Resolution No. 2020-12, entitled:

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2020-001

(PARADISE KNOLLS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2020-001 (PARADISE KNOLLS)

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

16. PUBLIC HEARINGS

A. CONTINUED PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 16146 (GPA16005) AND AN APPEAL OF TENTATIVE TRACT MAP (TTM) NO. 37052, FOR A 28-SINGLE-FAMILY LOT SUBDIVISION OF A 7.25-ACRE PROPERTY LOCATED WEST OF HUDSON STREET BETWEEN 60TH AND 59TH STREETS, APN: 165-100-027 (APPLICANT: SHORES & TALANIAN)

Chris Mallec, Associate Planner, presented the staff report.

Mayor Kelly opened the public hearing and called for any public comments.

Jacqui Lee commented that the Council needs to keep the current zoning. She mentioned that a former planning commissioner referred to how they were piecemealing projects as they did not have a General Plan that took years to develop and yet the Council wants to continue this practice for developers. She asked the Council to stop accommodating developers with zone changes for projects.

Further discussion followed.

Council Member Chris Barajas suggested that an additional condition be added that would mandate that the homes in the development be single-story homes as that would better match the existing character in the Pedley area.

Craig Heaps, Owner, Premier Land Development, (representing the applicant), explained that the builder would prefer to build two-story homes based on their price points and his prior discussions with the builder.

Mayor Pro Tem Lorena Barajas asked whether the developer would be willing, for privacy reasons, to build single-story homes on the exterior and two-story homes in the interior part of the project.

Further discussion followed.

Council Member Micheal Goodland stated that he is not in support of two-story homes, noting that the residents in this area would not support the lack of privacy that two-story homes create. He suggested that he might be willing to support a mixed use of single and two-story homes.

Council Member Brian Berkson stated that he has expressed concern in the past regarding the circulation issue with the school on the north side and no direct access. He questioned if there was any anticipation by the School District to use this narrow pathway for student drop off and pick up.

Chris Mallec, Associate Planner, confirmed that the School District has been involved in the decision to make this roadway a no-stopping as well as a no-parking zone.

Council Member Brian Berkson stated that he would support a mixed combination of not allowing two-story homes on the north side of the community facing the school. He would also prefer the developer use architectural elements that contribute to the visual quality of the home design vs. a “stucco box” appearance.

Mayor Anthony Kelly suggested building single-story homes in areas that would overlook existing homes in addition to single-story homes facing the school.

Further discussion followed.

Craig Heaps, representing the applicant, stated that he would agree to a mixed-use development that would allow the builder to find a good compromise.

Further discussion followed.

Craig Heaps, representing the applicant, offered to mix-in 16 single-story homes and 12 two-story homes.

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

A motion was made by Council Member Chris Barajas, seconded by Council Member Brian Berkson, to adopt Resolution Nos. 2020-13 and 2020-14, with the condition that 16 of the homes will be single-story and 12 of the homes will be two-story with the exclusion of two-story homes on the north and west side of the development:

RESOLUTION NO. 2020-13 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING GENERAL PLAN AMENDMENT NO. 16005 TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 7.25 GROSS ACRES OF REAL PROPERTY LOCATED WEST OF HUDSON STREET BETWEEN 60TH AND 59TH STREETS (APN: 165-100-027) FROM LOW DENSITY RESIDENTIAL – COUNTRY NEIGHBORHOOD (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR); AND

RESOLUTION NO. 2020-14 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, SUSTAINING, WITH MODIFICATIONS, THE PLANNING COMMISSION'S ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVAL OF TENTATIVE TRACT MAP NO. 37052, A SCHEDULE "A" SUBDIVISION OF APPROXIMATELY 7.25 GROSS ACRES OF REAL PROPERTY LOCATED WEST OF HUDSON STREET BETWEEN 60TH AND 59TH STREETS (APN: 165-100-027) INTO TWENTY-EIGHT SINGLE-FAMILY RESIDENTIAL LOTS

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

B. PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY ZONE 2-F (BELLEGRAVE COMPLEX) TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (THE "DISTRICT") AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY; BELLEGRAVE AVENUE BETWEEN MISSION BOULEVARD AND GLEN STREET TTM36572

Steve Loriso, City Engineer, presented the staff report.

Mayor Kelly opened the public hearing and called for any public comments.

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

A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Micheal Goodland, adopt Resolution No. 2020-15, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ORDERING THE ANNEXATION OF TERRITORY (ZONE 2-F); LOCATED ON BELLEGRAVE AVENUE BETWEEN MISSION BOULEVARD AND GLEN STEET, TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, CONFIRMING A DIAGRAM AND ASSESSMENT, ORDERING THE IMPROVEMENTS AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2020-21 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

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

17. COUNCIL BUSINESS

**A. MID-YEAR BUDGET PRESENTATION AND AMENDMENTS
(CONTINUED FROM THE MARCH 19, 2020 MEETING)**

Connie Cardenas, Administrative Services Director, presented the staff report.

Mayor Anthony Kelly discussed the state of the City's finances

Lieutenant Danny Young provided information on the request for a motorcycle officer and the timing as to when the officer would be deployed.

Further discussion followed.

By consensus, the City Council received and filed the Mid-Year Budget Presentation; and approved the Fiscal Year 2019-20 Mid-Year Budget Amendments to the City's Budget.

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

**B. INITIATION OF A GENERAL PLAN AMENDMENT TO ALLOW
WAREHOUSE / DISTRIBUTION USES OUTSIDE OF THE MIRA LOMA
WAREHOUSE / DISTRIBUTION OVERLAY IN A PROPOSED DISTRICT
AT RUBIDOUX (EMERALD MEADOWS) SPECIFIC PLAN (CASE
NUMBER: MA19168), (APPLICANT: EM RANCH OWNER, LLC)
(CONTINUED FROM THE MARCH 19, 2020 MEETING)**

City Attorney Peter Thorson recommended that Mayor Kelly recuse himself from this matter, step down from the dais, and leave the Council Chamber.

Mayor Anthony Kelly stated that he disagreed with this recommendation and remained at the dais, stating that since he has no financial conflicts, it would be a disservice to his constituents and the City of Jurupa Valley if he were to recuse himself from this matter.

Thomas Merrell, Planning Director, presented the staff report. Mr. Merrell reported that the new owner of the property is seeking to develop it with a component of distribution/warehouse in order to allow a distribution warehouse in Rubidoux which is not within the Mira Loma Warehouse Overlay area. He explained that this requires an amendment to the City's General Plan as the only place that a

distribution/warehouse is permitted is in the Mira Loma area which is outside the area where the applicant is proposing to develop. The project includes 250 acres of land which will include up to 4 million square-feet of distribution/warehouse in combination with other types of industrial or commercial uses such as hotels, retail commercial, dining, medical, and recreation open space. The only reason for this item tonight is because of the warehouse component of this project. Mr. Merrell stated that even if the Council were to approve the initiation of the General Plan Amendment, it does not suggest that the Council is obligated to approve the project after all the necessary studies and hearings are completed. Mr. Merrell outlined the Staff's recommendations and the options that are before the Council.

Mauricio Oberfeld, representing EM Ranch, LLC, (applicant) spoke in support of the project and provided information on his background and philanthropy efforts. He outlined the size of the project and his vision which is to create an "iconic gateway to the City." He discussed the present condition of the property which includes illegal dumping, homeless encampments, and other blighted conditions. He reported that the current zoning allows for up to 1,770 mixed density residential units and 355,000 square feet of commercial which, in his view, is a project that would not benefit the city and would take up to 30 years to develop. He outlined their public outreach efforts and their highest and best uses for the property which would create significant tax revenue. He submitted a signed petition with 25 signatures that are in support of the project.

The City Clerk read aloud the following comments:

Laura Roughton urged the Council to decline to initiate the GPA which would eliminate the warehouse uses from being considered. She commented that she sees no reason to place large scale industrial and warehousing in a location that will stand for years to come as the first thing that greets visitors to Jurupa Valley. She added that the promised Development Agreement to offset the harm that warehousing impacts would bring to the area could never truly be offset with benefits.

Guillermo and Michelle Reyes spoke in support of the GPA, commenting that they have had to deal with homeless encampments and blight and they are looking forward to new development in this area. There has been a great deal of development on the west side of Jurupa Valley, but there has been no development to improve the Rubidoux area which is disappointing, especially as a taxpayer. The Emerald Meadows property needs development and he and his wife are in favor of the development.

Bonnie Butler commented that she is opposed to the Emerald Ridge project. This is a residential area. The infrastructure does not support an industrial/warehouse development. She questioned whether products from developing countries will be brought in to this residential community and stored which may create public health concerns.

Percy and Shelia Green commented that they are supporters of the Emerald Meadows Development. They are requesting Council approval to begin the process of a General Plan Amendment. There is a need for growth to keep the area alive and for it to prosper.

Dania De Ramon commented that building warehouses in Rubidoux will only worsen existing pollution and health burdens in a community already struggling to breathe. She urged the Council not to put short-term economic profit over the long-term health of the community.

Jacqui Lee commented that logistic buildings need to remain in the Mira Loma Overlay zone.

Mary Warhop commented that she opposes the building of a warehouse structure. She noted that the land was supposed to have been for apartments and homes. She encouraged the Council to go back to the original plan of building buildings for people which should include a grocery store.

Jamila Lenoir commented that she opposes a warehouse on Wallace Street. She highlighted the history of Emerald Meadows, noting that it was a farm before the 60 freeway was built. She noted the amount of traffic congestion a warehouse would bring to the area.

Charles Johnson commented that he grew up on Wallace Street and now there is nothing there. This area needs homes and families with schools so that the community will once again be a place to be proud of. He votes a big no on this idea.

George Warhop commented that he objects to this area being converted to industrial/warehouse space as this is less than a mile from his home. He is concerned that it will bring semi-trucks and cause property values to decline.

Joyce Warhop commented that she objects to the proposal of establishing a warehouse on Wallace Street.

Valerie Warhop commented that the community does not need warehouses in this residential area. The community needs more homes. Many years ago when this property was purchased, partly from her family, there were supposed to be homes, stores and schools. She questioned what happened to those plans.

Gabriela Mendez commented that approving warehouse development in this area will only increase pollution in a community that is already in the 90th percentile for pollution. A warehouse will add truck traffic and put the health of Jurupa Valley residents in jeopardy.

A speaker named Carlos commented that warehouses are not the way to grow the city. They will bring in pollution and additional trucks on city roads. He urged the Council to move towards clean energy, a reduction in emissions, and a development that works for everyone.

Brenda Reynolds commented that this is not a location for a logistics center or warehouse. This is a vital piece of land that should be used for entertainment, lodging and mixed uses. It is close to downtown Riverside where both the convention center and Fox Theater are located. A higher end hotel would connect with these venues and bring in much needed revenue to the City. She urged the Council to stop the expansion of warehouses.

Victoria Kirkman commented that the Emerald Meadows logistic center in Rubidoux should not be approved. She added that the City continues to “bend over backwards for developers” and it appears they have a louder voice than the citizens.

Betty Anderson commented that when the County Redevelopment Agency first introduced the housing development in the Emerald Meadows area, she was opposed to it because the project developers wanted the RDA to use the threat of eminent domain to take the properties from the property owners. This was a lengthy process that left several property owners displaced. The City does not need any more warehouses. She added that a housing development will help meet the City’s RENA requirements.

Stephen Anderson commented that it is time for the City to recognize the value of the land lying within its jurisdiction by asking: “Is this the most beneficial use this land can be put to?” He added that there is always someone waiting anxiously to build more warehouses that bring pollution and truck related problems to our community rather than creating a better place to live.

Further discussion followed.

Mauricio Oberfeld, (applicant) discussed the lack of understanding regarding the project. He indicated that the uses on the property would be segregated and would be practical. Whatever the balance ends up being will be up to the community.

Further discussion followed.

Council Member Micheal Goodland stated that he is not in favor of setting a precedent that every time something needs to be built; a developer is requesting a zone change or amendment to the City’s General Plan. He also must take into consideration the numerous comments by City residents that are opposed to this project.

Council Member Chris Barajas stated that after his analysis of the project, he has come to the conclusion that the benefits of the project will not outweigh the costs. He noted that the City of Riverside has just passed a moratorium on warehouse approvals in certain areas of the City.

Mayor Anthony Kelly commented that development takes time and what would benefit residents are retail, entertainment and commercial uses.

Mauricio Oberfeld (applicant) discussed their willingness to be part of the community. He added that they are working towards a balanced development that will benefit all the members of the community.

Council Member Micheal Goodland questioned whether the developer would be willing to construct the project without the warehouses.

Further discussion followed.

Mayor Pro Tem Lorena Barajas appreciates the fact that the City needs revenue; however, Jurupa Valley is being inundated with warehousing. She noted the numerous complaints from residents that there are too many warehouses and not enough other uses such as housing, commercial, restaurants, lodging, and entertainment venues that would benefit residents. She stated under those circumstances she cannot support the General Plan Amendment.

Mauricio Oberfeld (applicant) explained the challenges in developing this project and stated that they are only asking for a chance to explore the possibility of a project with the proper studies and public outreach.

Council Member Brian Berkson stated that his job as a Council Member is not to bring in projects that will create revenue. His job is to bring responsible development to the community. He stated that he cannot allow this project to go forward with warehousing as the project is not in the best interests of the residents.

A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Lorena Barajas, to decline to initiate the General Plan Amendment.

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

C. APPROVING NEW CITY POLICIES FOR BILINGUAL ENGLISH / SPANISH PAY, STANDBY DUTY BENEFITS, AND ADDITIONAL EXECUTIVE LEAVE CLASSIFICATIONS

City Manager Rod Butler presented the staff report.

Further discussion followed regarding the policy for standby and call-out compensation.

Further discussion followed.

A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to approve the Bilingual English/Spanish Pay, the additional Executive Leave Classifications; and the Standby Pay Policy as modified so that when an employee is required to report for work having worked their regular scheduled shift, and are subsequently called back in to the workplace outside their regularly scheduled hours shall receive a minimum of two (2) hours pay at time and one-half their base rate.

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

D. MASTER APPLICATION (MA) NO. 16045 (GPA16001, CZ16003, & SP16001) INFORMATIONAL ITEM REGARDING NEW CONCEPTUAL LAND USE PLAN FOR PROPOSED RIO VISTA SPECIFIC PLAN NO. 16001 ON APPROXIMATELY 917 ACRES OF LAND LOCATED NORTH OF CANAL STREET, SOUTH OF THE CITY BOUNDARY (APPLICANT: RICHLAND PLANNED COMMUNITIES)

Annette Tam Chyan, Principal Planner, presented the staff report.

Jeremy Krout, representing Richland Communities (applicant), spoke in support of the project. He gave a PowerPoint presentation detailing the updated Rio Vista plan with commerce uses and an SB 330-related revision with more residential uses. Their goal tonight is to obtain feedback from the City Council on the proposed Rio Vista plan at the north end of the site.

Council Member Chris Barajas complimented the developer on a much improved project. He suggested an additional roundabout at Cedar close to the City's border as the cities of Fontana and Rialto are adding warehouses and he would prefer to prevent trucks from going up Cedar up to the I-10 freeway and instead route them through Agua Mansa.

Mayor Pro Tem Lorena Barajas stated that this is a far better proposal and she is pleased that the developer is keeping the residential unit count.

Council Member Micheal Goodland voiced his support of the updated plan.

Council Member Brian Berkson thanked the developer for taking the Council's input at heart. He stated that this is a very good plan going forward and he is supportive of the updated plan.

Mayor Anthony Kelly thanked the developer for listening to the residents of the community and bringing forward a project that will be beneficial for the community.

Brian Hardy, Vice President Land Entitlement, Richland Communities, provided additional comments and thanked the Council for their input.

E. CITY COUNCIL REVIEW OF THE DRAFT 2019 GENERAL PLAN ANNUAL PROGRESS REPORT

Thomas Merrell, Planning Director, presented the staff report.

Further discussion followed.

By consensus, the City Council received and filed the 2019 General Plan Annual Progress Report and directed staff to so notify the California Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD).

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

18. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson had no report.

19. COUNCIL MEMBER REPORTS AND COMMENTS

Council Member Chris Barajas announced a food giveaway at the Jurupa Community Center on Friday, April 3rd from 2 pm to 4 pm for those in need. The first hour will be reserved for senior citizens.

Council Member Micheal Goodland announced that during the current COVID-19 crisis, the members of Healthy Jurupa Valley are available to provide assistance. He announced that the Community Prosperity Action Team has been working with the businesses in Rubidoux to keep them connected and are sharing resources related to the CARES Act, which contains billions in relief for American workers and small businesses.

He noted that a City employee complimented City Manager Rod Butler for his operational knowledge, work ethic, and his demeanor towards City staff. He thanked Mr. Butler for his great work.

Mayor Pro Tem Lorena Barajas announced that the application period opens tomorrow for the loans and grants that are being made available through the Small Business Administration during the COVID-19 pandemic.

Mayor Anthony Kelly reported that work is currently underway to build a parking structure at the vacant lot located next to the Riverside County Boxing Club. He suggested reaching out to the County of Riverside to determine the status of this work.

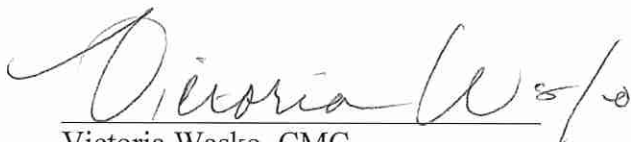
20. ADJOURNED IN MEMORY

Mayor Anthony Kelly adjourned the meeting in memory of Riverside County Sheriff's Deputy Terrell Young. He conveyed condolences to his family on behalf of the City Council.

There being no further business before the City Council, Mayor Kelly adjourned the meeting at 11:06 p.m.

The next meeting of the Jurupa Valley City Council will be held April 16, 2020 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,

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

Victoria Wasko, CMC
City Clerk