

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
May 21, 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 Anthony Kelly called the closed session meeting to order at 6:00 p.m

2. 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, Steve Loriso, Tilden Kim, Stephen Lee and Paula Gutierrez-Baeza. Under negotiation are the terms of the grant of the easement.

3. 7:00 PM - 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 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 Anthony Kelly called the regular meeting to order at 7:10 p.m. He announced that Mayor Pro Tem Lorena Barajas would be participating via teleconference.

5. INVOCATION was given by Pastor Greg Rondeau, Calvary Chapel Jurupa Valley.

6. PLEDGE OF ALLEGIANCE was led by Victoria Wasko.

7. APPROVAL OF AGENDA

A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to approve the Agenda. A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly

Noes: None

Absent: None

8. PRESENTATIONS

A. RECOGNITION TO DEPUTY AARON HALLENBECK

Mayor Kelly and members of the City Council honored Deputy Aaron Hallenbeck for his work as a motor officer for the City of Jurupa Valley. Mayor Kelly thanked Deputy Hallenbeck for helping to keep the community safe and presented him with a Certificate of Appreciation for his professionalism and dedicated service.

Lieutenant Danny Young introduced Deputy Paul Lonthair, the City's new motorcycle officer. The City Council welcomed Deputy Lonthair and presented him with a welcome gift as a small token of appreciation.

9. PUBLIC APPEARANCE/COMMENTS

Clint Bradford provided comments related to the COVID-19 outbreak. He stated that 1) "warm weather" does not quickly kill COVID-19. 2) hospitals were not advised to falsify death records to artificially inflate the mortality rate of coronavirus, and 3) Vitamin D is not a cure for COVID-19. He presented evidence from the National Institutes of Health and a citation from the University of Minnesota's Center for Infectious Disease Research and Policy as to whether weather and temperature affect the spread of COVID-19. He

encouraged the Council to be examples of responsible leadership and not to promote “unfounded and dangerous medical advice.”

10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Mayor Anthony Kelly discussed the advice given at the City’s last Council meeting regarding the COVID-19 virus, noting that it was meant as an opinion rather than expert advice. He stated that despite such challenging times, the City of Jurupa Valley is a good example of how to thrive during this pandemic. He expressed his hope that the City can soon open the City’s economy while still practicing safe social distancing and taking other precautions. He congratulated all the students who are missing their graduation ceremonies due to the school shutdowns. He encouraged some type of celebratory event that would recognize the community’s graduating seniors.

Council Member Micheal Goodland encouraged citizens with quotes regarding hope. He stated that despite such suffering and despair, citizens must remain hopeful that tomorrow will be better. He stated that his comments at the last meeting were his opinion and not meant as expert advice. He encouraged citizens to do their own research on issues that concern them.

Council Member Brian Berkson congratulated all the 2020 graduates despite the ongoing COVID-19 pandemic. Although these seniors may not be celebrating their accomplishments in person, many notable individuals have stepped up to provide inspiring messages and words of encouragement. He noted that these are special young people who will carry on despite such challenging times and he wished them all a bright and successful future.

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 May 21, 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 of May 13, 2020.**

C. COUNCIL MEMBER BRIAN BERKSON

- 1. Council Member Berkson gave an update on the Riverside County Transportation Commission meeting of May 13, 2020.**

2. **Council Member Berkson gave an update on the Metrolink / Southern California Regional Rail Authority meeting of May 15, 2020.**
3. **Council Member Berkson gave an update on the Mobile Source Air Pollution Reduction Review Committee meeting of May 21, 2020.**

12. CITY MANAGER'S UPDATE

City Manager Rod Butler reported that the Budget Workshop has been scheduled for Thursday, May 28, 2020 at 6:00 p.m. He announced that there will be live streaming of the meeting and residents may view it online.

13. APPROVAL OF MINUTES

A. MAY 7, 2020 REGULAR MEETING

A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to approve the Minutes of the May 7, 2020 Regular meeting. A roll call vote was taken.

Roll Call:

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 \$2,260,907.76

Requested Action: That the City Council ratify the check registers dated April 30 and May 7 and 8, 2020 as well as the payroll register dated April 30 and May 2, 2020.

C. ORDINANCE NO. 2020-06

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2020-06, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2019-001 (PARADISE KNOLLS) AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN

D. ORDINANCE NO. 2020-07

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2020-07, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTERS 11.75 AND 11.80 TO THE JURUPA VALLEY MUNICIPAL CODE PROVIDING FOR THE PROTECTION OF HEALTH AND SAFETY ON PUBLIC PROPERTY, INCLUDING PROHIBITING LIVING IN VEHICLES, HINDERING FREE PASSAGE OF PEDESTRIANS, CERTAIN BODILY FUNCTIONS, AND STORAGE OF PERSONAL PROPERTY ON PUBLIC PROPERTY AND PROVIDING FOR THE REMOVAL AND CLEAN-UP OF TRASH, DEBRIS AND ILLEGALLY STORED OR ABANDONED PERSONAL PROPERTY

E. ADOPTION OF RESOLUTIONS REGARDING THE ANNEXATION OF ZONE R (RUBIDOUX CARWASH) TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (“CITY OF JURUPA VALLEY L&LMD 89-1-C”), LOCATED AT THE NORTHWEST CORNER OF RUBIDOUX BOULEVARD AND 30TH STREET – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

1. Requested Action: That the City Council adopt Resolution No. 2020-28, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNEXATION OF TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE R AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2021-2022 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND ARTIVLE XIII D OF THE CALIFORNIA CONSTITUTION

2. That the City Council adopt Resolution No. 2020-29, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE REPORT OF THE ENGINEER REGARDING THE PROPOSED ANNEXATION OF TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE R AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED FOR FISCAL YEAR 2021-22

3. That the City Council adopt Resolution No. 2020-30, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE R AND TO LEVY AND COLLECT ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2021-2022 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND ARTICLE XIII D OF THE CALIFORNIA CONSITTUTION AND APPOINTING A TIME AND PLACE FOR HEARING PROTESTS

F. APPROVAL OF THE FY 20/21 LOCAL RESPONSIBILITY AREA WILDLAND PROTECTION REIMBURSEMENT AGREEMENT

1. Requested Action: That the City Council adopt Resolution No. 2020-31, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION FOR SERVICES FROM JULY 1, 2020 THROUGH JUNE 30, 2021 FOR FIRE PROTECTION SERVICES WITHIN THE LOCAL RESPONSIBILITY AREAS WITHIN THE CITY

2. That the City Council authorize the City Manager to execute the Local Responsibility Area Wildland Protection Reimbursement Agreement with CALFIRE.

G. AMENDMENT NO. 4 TO THE AGREEMENT FOR SERVICES WITH SOFTSCAPES CORPORATION FOR THE SPECIAL DISTRICT LANDSCAPING SERVICES

Requested Action: That the City Council approve and authorize the City Manager to amend an Agreement for Special District Landscaping Services between the City of Jurupa Valley and Softscapes Corporation within the L&LMD and CFD areas throughout the City.

H. AWARD OF PUBLIC SERVICE GRANT APPLICANTS WITH COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

1. Requested Action: That the City Council approve the Agreement by and between the City of Jurupa Valley and Path of Life Ministries for Homelessness Services for an amount not to exceed \$139,237.00 and authorize the City Manager to execute the Agreement in substantially the form and format attached to the staff report as approved by the City Attorney.

2. That the City Council approve the Agreement by and between the City of Jurupa Valley and Family Service Association for the Senior Nutrition Program for an amount not to exceed \$40,000 and authorize the City Manager to execute the Agreement in substantially the form and format attached to the staff report as approved by the City Attorney.

I. APPROVAL OF HOME REHABILITATION AGREEMENTS AND AUTHORIZATION FOR CITY MANAGER TO ENTER INTO HOME REHABILITATION AGREEMENTS – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

1. Requested Action: That the City Council approve the five (5) home rehabilitation Agreements attached to the Staff Report; and

2. That the City Council adopt Resolution No. 2020-32, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE AFFORDABLE HOMEOWNER REHABILITATION GRANT AGREEMENTS FOR FISCAL YEAR 2020-2021, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SUCH AGREEMENTS FOR SUBSEQUENT FISCAL YEARS

J. ADOPTION OF A RESOLUTION RESCINDING THE PLANNING COMMISSION'S ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVAL OF CONDITIONAL USE PERMIT NO. 18011 FOR THE APPROVAL OF THE CONSTRUCTION OF A 15,000 SQUARE-FOOT CONCRETE TILT-UP INDUSTRIAL BUILDING AND

THE ESTABLISHMENT OF A TRUCKING OPERATION PROPOSED ON RUBIDOUX BOULEVARD, NORTH OF 28TH STREET (APN: 178-222-010) CASE NUMBER: MA20063 (AP20002), (APPELLANT: COUNCILMEMBER CHRIS BARAJAS) – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Requested Action: That the City Council adopt Resolution No. 2020-27, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, GRANTING AN APPEAL OF AND REVERSING THE PLANNING COMMISSION’S APPROVAL OF CONDITIONAL USE PERMIT NO. 18011 TO PERMIT THE CONSTRUCTION OF A 15,000 SQUARE-FOOT CONCRETE TILT-UP INDUSTRIAL BUILDING FOR THE ESTABLISHMENT OF A TRUCKING OPERATION USE ON APPROXIMATELY 3.68 ACRES OF REAL PROPERTY LOCATED ALONG RUBIDOUX BOULEVARD, NORTH OF 28TH STREET (APN: 178-222-010) IN THE MANUFACTURING-SERVICE COMMERCIAL (M-SC) ZONE, AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINES SECTION 15270(A)

A motion was made by Council Member Brian Berkson, seconded by Council Member Micheal Goodland, to approve the Consent Calendar with the exception of Items Nos. 14.E, 14.H, 14.I, and 14.J, which were removed for further discussion. A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly

Noes: None

Absent: None

15. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

14.E ADOPTION OF RESOLUTIONS REGARDING THE ANNEXATION OF ZONE R (RUBIDOUX CARWASH) TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (“CITY OF JURUPA VALLEY L&LMD 89-1-C”), LOCATED AT THE NORTHWEST CORNER OF RUBIDOUX BOULEVARD AND 30TH STREET

Council Member Micheal Goodland requested that Item 14.E be removed from the Consent Calendar for further discussion.

Steve Loriso, City Engineer, provided additional information and responded to Council's questions.

A motion was made by Council Member Micheal Goodland, seconded by Council Member Brian Berkson, to adopt Resolution No. 2020-28, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNEXATION OF TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE R AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2021-2022 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND ARTIVLE XIII D OF THE CALIFORNIA CONSTITUTION; AND

Adopt Resolution No. 2020-29, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE REPORT OF THE ENGINEER REGARDING THE PROPOSED ANNEXATION OF TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE R AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED FOR FISCAL YEAR 2021-22

A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly

Noes: None

Absent: None

14.H AWARD OF PUBLIC SERVICE GRANT APPLICANTS WITH COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

Mayor Pro Tem Lorena Barajas requested that Item 14.H be removed from the Consent Calendar for further discussion.

City Manager Rod Butler provided additional information and responded to Council's questions.

Sean McGovern, Management Analyst, summarized the staff report and responded to Council's questions.

A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Micheal Goodland, to 1) approve the Agreement by and between the City of Jurupa Valley and Path of Life Ministries for Homelessness Services for an amount not to exceed \$139,237.00 and authorize the City Manager to execute the Agreement in substantially the form and format attached to the staff report as approved by the City Attorney; and 2) That the City Council approve the Agreement by and between the City of Jurupa Valley and Family Service Association for the Senior Nutrition Program for an amount not to exceed \$40,000 and authorize the City Manager to execute the Agreement in substantially the form and format attached to the staff report as approved by the City Attorney.

A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly

Noes: None

Absent: None

14.I APPROVAL OF HOME REHABILITATION AGREEMENTS AND AUTHORIZATION FOR CITY MANAGER TO ENTER INTO HOME REHABILITATION AGREEMENTS

Council Member Chris Barajas requested that Item 14.I be removed from the Consent Calendar for further discussion. He thanked City staff for making this program available to Jurupa Valley residents which will allow them to make much needed repairs. He looks forward to growing this program in the future.

A motion was made by Council Member Chris Barajas, seconded by Council Member Micheal Goodland, to approve the five (5) home rehabilitation Agreements attached to the Staff Report; and adopt Resolution No. 2020-32, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE AFFORDABLE HOMEOWNER REHABILITATION GRANT AGREEMENTS FOR FISCAL YEAR 2020-2021, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SUCH AGREEMENTS FOR SUBSEQUENT FISCAL YEARS

A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly

Noes: None

Absent: None

14.J ADOPTION OF A RESOLUTION RESCINDING THE PLANNING COMMISSION'S ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVAL OF CONDITIONAL USE PERMIT NO. 18011 FOR THE APPROVAL OF THE CONSTRUCTION OF A 15,000 SQUARE-FOOT CONCRETE TILT-UP INDUSTRIAL BUILDING AND THE ESTABLISHMENT OF A TRUCKING OPERATION PROPOSED ON RUBIDOUX BOULEVARD, NORTH OF 28TH STREET (APN: 178-222-010) CASE NUMBER: MA20063 (AP20002), (APPELLANT: COUNCILMEMBER CHRIS BARAJAS)

Mayor Anthony Kelly requested that Item 14.J be removed from the Consent Calendar for further discussion. Mayor Kelly expressed his view that this project is a delivery service. He asked that it be re-considered at a later date as it will provide jobs and will improve the aesthetics of the existing property.

Leslie Altamirano voiced opposition to the proposed project. She asked the Council to vote in the best interest of the community and keep resident's health as their first priority. She stated that a trucking operation will only cause damage to the community by adding pollution and damaging city roads.

Council Member Chris Barajas suggested that the applicant bring back another project before the Planning Commission where it could be fully vetted as a new project.

Council Member Brian Berkson stated that this project in this location was not a good fit. He encouraged the applicant to come back with a different project that is more amenable to the specifics of this area.

Mayor Pro Tem Lorena Barajas stated that she agrees that the applicant should bring back a different project in a different configuration.

A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Lorena Barajas, to adopt Resolution No. 2020-27, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, GRANTING AN APPEAL OF AND REVERSING THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 18011 TO PERMIT THE CONSTRUCTION OF A 15,000 SQUARE-FOOT CONCRETE TILT-UP INDUSTRIAL BUILDING FOR THE ESTABLISHMENT OF A

TRUCKING OPERATION USE ON APPROXIMATELY 3.68 ACRES OF REAL PROPERTY LOCATED ALONG RUBIDOUX BOULEVARD, NORTH OF 28TH STREET (APN: 178-222-010) IN THE MANUFACTURING-SERVICE COMMERCIAL (M-SC) ZONE, AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINES SECTION 15270(A)

A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly

Noes: None

Absent: None

16. PUBLIC HEARING

- A. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 16113 (GPA19004, CZ16004, CUP19004, PCN19001, SDP19029, & TPM37679) FOR A PROPOSED GASOLINE SERVICE STATION AND CONVENIENCE STORE WITH CONCURRENT BEER AND WINE SALES FOR OFF-SITE CONSUMPTION AND CARWASH AND DRIVE-THRU RESTAURANT LOCATED AT THE NORTHWEST CORNER OF CANTU-GALLEANO RANCH ROAD AND PIER ENTERPRISES WAY (APN: 106-040-044), (APPLICANT: SAM CHEBEIR & PIER ENTERPRISES)**

Mike Fellows, Senior Planner, presented the staff report.

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

Alex Calderas, Vice President of DC Fuels, (representing the applicant), spoke in support of the proposed project. He outlined the amenities of the project which include gasoline, car wash services, A Circle K convenience store, and a mexican cuisine quick service restaurant.

Jeremy Krout, EPD Solutions, Inc., (representing the applicant), gave a presentation on the proposed project. He outlined the location of the site and the proposed uses. He offered to answer any questions

Council Member Michael Goodland asked for clarification regarding the path of the tanker which goes around DC Logistics. He voiced concern that there will not be enough room for a large tanker to make his delivery.

Further discussion followed regarding the truck circulation plan for fuel deliveries.

Council Member Brian Berkson asked for clarification regarding the proposed segregation of the property and the fact that one of the parcels may be sold off in the future.

Alex Calderas, Vice President of DC Fuels, (representing the applicant), stated that the DC Logistics Building is their corporate office and they have no plans of ever leaving that property.

Mayor Pro Tem Lorena Barajas asked for clarification as to the distance of the fuel tanks from the nearest building.

Jeremy Krout responded that it would be approximately 50 feet between the fuel tank and the nearest building.

Further discussion followed.

Mayor Anthony Kelly voiced concern that the above-ground fuel tanks are located in close proximity to the car wash.

Council Member Chris Barajas stated that he understands the constraints on the site; however, this area is already oversaturated with alcohol sales.

Council Member Brian Berkson stated that this gas station would bring business to the community; however, he believes the above-ground fuel tank scenario is problematic. He also has concerns that the developer is proposing to split the property into two parcels.

Further discussion followed.

Jeremy Krout, EPD Solutions, Inc., (representing the applicant), addressed the issue of the fuel tanks and advised that the applicant's original proposal included underground fuel tanks. However, due to the Jurupa Community Services District's (JCSD) concern for possible contamination with the groundwater, the applicant redesigned the project and proposed above-ground fuel tanks. As far as the splitting of the property into two parcels, the applicant is willing to accept an easement that would require both owners the ability to circulate on the site.

Further discussion followed.

City Attorney Peter Thorson confirmed that there could be a reciprocal access agreement.

Council Member Micheal Goodland asked if larger trees could be added to facilitate the screening of the above-ground fuel tanks.

Further discussion followed.

Thomas Merrell, Planning Director provided additional information on the objections from the JCSD and the location of the fuel tanks.

Further discussion followed.

A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Brian Berkson, to continue the public hearing to the June 18, 2020 Council meeting to allow staff to provide additional information and alternatives as it applies to the above-ground fuel tanks.

A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, L. Barajas, B. Berkson, A. Kelly

Noes: M. Goodland

Absent: None

17. COUNCIL BUSINESS

A. ADOPTION OF WIRELESS FACILITIES APPLICATION POLICY AND INSTALLATION GUIDELINES

Tim Jonasson, Senior Manager, Development Services & Economic Development, presented the staff report.

Further discussion followed.

Michael Farragher, representing Verizon Wireless, thanked City staff, and specifically Mr. Jonasson in drafting the proposed application and guidelines. They support the proposed application and corresponding guidelines and recognize that there may be minor adjustments needed to accommodate all parties involved. If not already included in the text of this document, they requested that the authority to make discretionary adjustments as necessary be delegated to staff in order to ensure best practices and efficient administration of these guidelines.

A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to adopt the Wireless Facilities Policy and Installation Guidelines.

A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly

Noes: None

Absent: None

B. COUNCIL INITIAL CONSIDERATION OF SUBMITTING A BALLOT MEASURE FOR THE VOTERS TO ADOPT NEW REGULATIONS GOVERNING COMMERCIAL CANNABIS ACTIVITIES IN THE CITY, INCLUDING THE SALE, MANUFACTURE, TESTING, AND CULTIVATION OF CANNABIS AND TO INCREASE THE TAX ON COMMERCIAL CANNABIS ACTIVITY IN THE CITY

City Attorney Peter Thorson presented the staff report. Mr. Thorson noted that he will continue to report on the proposed ballot measure until the Council makes the decision as to whether to put this matter on the ballot. He reported that one of the items that came up after the last Council meeting deals with parking. The summary of the potential voter approved ordinance includes a description of the parking requirements which would include the standard commercial parking requirement and a second element which is that each cannabis business will be required to submit a parking plan. This is a result of all of the complaints the City has received that relates to parking issues.

City Manager Rod Butler provided additional information and responded to Council's questions.

Further discussion followed regarding the sign restrictions.

Mayor Pro Tem Lorena Barajas commented that this business activity is here and she would like to see the City receive its fair share of taxes. She suggested that there be higher tax rates that are comparable to what other cities have implemented.

Council Member Chris Barajas suggested language in the proposed measure be revised to change "Southern California Edison" to "energy provider." He suggested a revision to the proposed sensitive use restrictions from 600 feet to 1,000 feet.

Council Member Brian Berkson suggested adding a provision that would give priority to City residents. He suggested higher tax rates to maximize the amount of revenue that the City will receive from these businesses.

Further discussion followed regarding the illegal dispensaries and how to close the black market operators.

Spencer Rogers commented that the Council needs to address off-street parking for any new and existing cannabis businesses. He noted a specific location at Mission Boulevard and Lindsey Street. He suggested a permit parking program which would allow residents to park in front of their own homes.

Following discussion, the Council provided direction to Staff as to provisions to be included in the new regulations and tax.

C. INTRODUCTION OF AN ORDINANCE OF THE CITY OF JURUPA VALLEY REGULATING THE USE AND STORAGE OF SHOPPING CARTS AND PROVIDING FOR THE RECOVERY OF LOST, STOLEN, OR ABANDONED SHOPPING CARTS

City Attorney Peter Thorson presented the staff report.

A motion was made by Council Member Chris Barajas, seconded by Council Member Micheal Goodland, to introduce Ordinance No. 2020-09, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTER 11.75 TO THE JURUPA VALLEY MUNICIPAL CODE REGULATING THE USE AND STORAGE OF SHOPPING CARTS AND PROVIDING FOR THE RECOVERY OF LOST, STOLEN, OR ABANDONED SHOPPING CARTS

A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly

Noes: None

Absent: None

D. ACQUISITION OF THE EDDIE DEE SMITH SENIOR CENTER AND THE JURUPA VALLEY BOXING CLUB

George Wentz, Deputy City Manager, presented the staff report. He reported that the County of Riverside has plans to close both of these facilities and to cease their operation by July 1, 2020 and to transfer these facilities to the City of Jurupa Valley. Mr. Wentz provided clarity on some of the Council's previous questions.

Further discussion followed.

Mayor Pro Tem Lorena Barajas asked if an extension is possible on this decision due to the COVID-19 pandemic.

Council Member Chris Barajas stated that he would prefer approving the action tonight and further study the best options to operate the facilities.

Further discussion followed.

A motion was made by Council Member Micheal Goodland, seconded by Council Member Brian Berkson, to adopt Resolution No. 2020-34, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE TRANSFER AGREEMENT BETWEEN THE CITY AND COUNTY OF RIVERSIDE FOR THE

CONVEYANCE OF THE EDDIE DEE SMITH SENIOR CENTER AND THE JURUPA VALLEY BOXING CLUB TO THE CITY OF JURUPA VALLEY

A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly

Noes: None

Absent: None

E. DUE TO THE COVID-19 (CORONAVIRUS) PANDEMIC, THE CITY COUNCIL WILL CONSIDER CHANGES TO THE REGULATIONS IN THE LOCAL EMERGENCY RESOLUTION BASED ON CHANGES IN THE GOVERNOR'S EXECUTIVE ORDERS (AT THE REQUEST OF COUNCIL MEMBER CHRIS BARAJAS)

City Attorney Peter Thorson presented the staff report.

At the request of Mayor Pro Tem Lorena Barajas, City Attorney Peter Thorson clarified the legal rulings that pertain to the governor's ban on church services during the COVID-19 pandemic.

Further discussion followed

Council Member Micheal Goodland suggested addressing a strong letter to Governor Newsom indicating the City's concerns that now is the time to start opening up the City.

Further discussion followed.

By consensus, the City Council continued the consideration of Resolution No. 2020-35 to the May 28, 2020 special Council meeting.

18. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson had no report.

19. COUNCIL MEMBER REPORTS AND COMMENTS

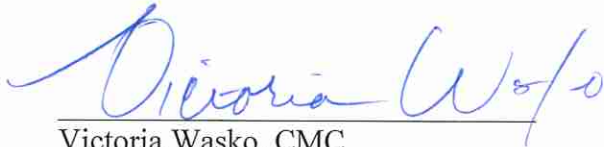
Mayor Kelly provided closing comments and thanked City staff for their due diligence.

20. ADJOURNMENT

There being no further business before the City Council, Mayor Kelly adjourned the meeting at 11:55 p.m.

The next meeting of the Jurupa Valley City Council will be held June 4, 2020 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,



Victoria Wasko, CMC
City Clerk