

**MINUTES  
OF THE REGULAR MEETING  
OF THE JURUPA VALLEY CITY COUNCIL  
August 15, 2019**

The meeting was held at the Jurupa Valley City Council Chamber, 8930 Limonite Avenue,  
Jurupa Valley, CA 92509

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

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

Mayor Berkson called the regular meeting to order at 7:08 p.m.

**2. INVOCATION** was given by Chaplin Themba Mzizi, Riverside County Sheriff's Department.

**3. PLEDGE OF ALLEGIANCE** was led by Mayor Pro Tem Anthony Kelly, Jr.

**4. APPROVAL OF AGENDA**

**A motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Anthony Kelly, Jr., to approve the Agenda.**

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

**MOMENT OF SILENCE**

Mayor Berkson called for a Moment of Silence to honor California Highway Patrol Officer Andre Moye, Jr., who was killed during a traffic stop in Riverside.

**5. PRESENTATIONS**

**6. PUBLIC APPEARANCE/COMMENTS**

Steve Ginn voiced concern about speeding on Troth Street, stating that there have been a number of accidents. He added that there are no sidewalks and it is unsafe for children walking to school. He asked if the City could install speed bumps to help control speeding motorists.

Mayor Berkson asked Staff to work with the Sheriff's Department to get extra patrols in this area. He requested that Staff forward Mr. Ginn's concerns to the Traffic Safety Committee to find a more permanent solution.

Keri Dempster referred to a letter sent on July 26, 2019 from their attorney that addresses some concerns from the August 1, 2019 Council meeting regarding the GM Gas station and a determination of public convenience or necessity for a CUP. She asked for reconsideration for the project as the Planning Commission supported their project and it is not in an over-concentrated area according to the Department of Alcoholic Beverage Control (ABC). She stated that their direct competitor is less than 300 feet away and received support from the Council. She added that they have community support from their customers; they have upgraded to an Extra Mile; and they contribute tax dollars to the community.

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

Mayor Pro Tem Anthony Kelly announced that the Experimental Aircraft Association will host free air flights to future aviators ages 8 through 17 at Flabob Airport. They also offer free tutoring and athletic training in partnership with SkyRaider CrossFit.

Council Member Micheal Goodland announced that he was pleased to meet with Dr. Monica Green, the new interim President of Norco College. He noted that Norco College is working on several strategic initiatives and they are very interested in creating a more inclusive relationship with the community.

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

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

- 1. Mayor Pro Tem Kelly gave an update on the Northwest Mosquito and Vector Control District meeting of August 15, 2019.**

**B. COUNCIL MEMBER CHRIS BARAJAS**

- 1. Council Member Barajas gave an update on the Western Community Energy meeting of August 15, 2019.**

**C. COUNCIL MEMBER MICHEAL GOODLAND**

- 1. Council Member Goodland gave an update on the Western Riverside Council of Governments meeting of August 5, 2019.**
- 2. Council Member Goodland gave an update on the Healthy Jurupa Valley Community meeting of August 6, 2019.**

**9. CITY MANAGER’S UPDATE**

Alan Kreimeier, Interim City Manager, suggested that the September 5, 2019 Council meeting be cancelled as Mayor Berkson and Council Member Chris Barajas will be absent due to their attendance at the Riverside Transmission Reliability Project hearing. He suggested that a special Council meeting be scheduled for Thursday, August 29, 2019 to consider candidates for the City Manager position. He gave an update on the new City website and the new Accela software that will automate the City’s permitting process. He announced that Downey Park has been re-opened effective today.

Mayor Brian Berkson suggested adding more permanent signs to the Downey Park site that will warn visitors about possible contaminants in the water.

**By consensus, the City Council cancelled the September 5, 2019 Council meeting and scheduled a Special meeting for August 29, 2019 at 6:00 p.m.**

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

**10. APPROVAL OF MINUTES**

**A. AUGUST 1, 2019 REGULAR MEETING**

**A motion was made by Mayor Pro Tem Anthony Kelly, seconded by Council Member Lorena Barajas, to approve the Minutes of the August 1, 2019 Regular Meeting.**

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

**11. CONSENT CALENDAR**

**A. COUNCIL APPROVAL OF A MOTION TO WAIVE THE READING OF THE TEXT OF ALL ORDINANCES AND RESOLUTIONS INCLUDED IN THE AGENDA**

Requested Action: That the City Council waive the reading of the text of all ordinances and resolutions included in the agenda.

**B. CONSIDERATION OF CHECK REGISTER IN THE AMOUNT OF \$3,154,835.00**

Requested Action: That the City Council ratify the check registers dated July 25, and August 1 as well as the payroll registers dated July 31, 2019.

**C. ADOPTION OF RESOLUTION DENYING DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY NO. 19002 AND DENYING CONDITIONAL USE PERMIT NO. 18010 (COLLECTIVELY, MA NO. 18224) TO ALLOW THE SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION AT AN EXISTING CHEVRON GAS STATION AND CONVENIENCE STORE LOCATED ON THE NORTHWEST CORNER OF VAN BUREN BOULEVARD AND JURUPA ROAD**

Requested Action: That the City Council pass and adopt Resolution No. 2019-74, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, GRANTING AN APPEAL OF AND REVERSING THE PLANNING COMMISSION'S DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY NO. 19002 AND APPROVAL OF CONDITIONAL USE PERMIT NO. 18010 (COLLECTIVELY, MA NO. 18224) TO ALLOW THE SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION AT AN EXISTING CHEVRON GAS STATION AND CONVENIENCE STORE LOCATED IN CENSUS TRACT 404.03 AT 9267 JURUPA ROAD (APN: 167-160-044) IN THE SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE, AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINE SECTION 15270(A)**

**D. ADOPTION OF RESOLUTION OF INTENTION TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2019-002 (EMERALD RIDGE) GENERALLY LOCATED NORTH AND WEST OF AVALON STREET AND EAST OF CANAL STREET**

Requested Action: That the City Council pass and adopt Resolution No. 2019-70, entitled:

**A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY TO ESTABLISH THE CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2019-002 (EMERALD RIDGE) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2019-002 (EMERALD RIDGE)**

**E. FIRST AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF JURUPA VALLEY AND EPIC LAND SOLUTIONS, INC. FOR RIGHT-OF-WAY APPRAISAL AND ACQUISITION SERVICES FOR THE LIMONITE AVENUE WIDENING, BAIN TO HOMESTEAD PROJECT, CIP PROJECT NO. 17-B-2**

Requested Action: That the City Council approve the attached First Amendment to Professional Consultant Services Agreement between the City of Jurupa Valley and Epic Land Solutions, Inc. and authorize the City Manager to execute the Agreement in substantially the form attached and in such final form as approved by the City Attorney.

**F. ADOPTION OF RESOLUTIONS REGARDING THE ANNEXATION OF ZONE 2-D (SPACE CENTER) TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (“CITY OF JURUPA VALLEY L&LMD 89-1-C”) VOLUME 2, 11100 IBERIA STREET & 11200 IBERIA STREET**

1. Requested Action: That the City Council pass and adopt Resolution No. 2019-71, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY INITIATING PROCEEDINGS FOR THE ANNEXATION OF TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE 2-D AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2020-2021 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND ARTICLE X11 D OF THE CALIFORNIA CONSTITUTION**

2. That the City Council pass and adopt Resolution No. 2019-72, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY 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 2-D 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 2020-2021**

3. That the City Council pass and adopt Resolution No. 2019-73, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DECLARING ITS INTENTION TO ANNEX TERRITORY TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE 2-D AND TO LEVY AND COLLECT**

**ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR  
2020-2021 PURSUANT TO THE PROVISIONS OF PART 2 OF  
DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS  
CODE AND ARTICLE XIII D OF THE CALIFORNIA  
CONSTITUTION AND APPOINTING A TIME AND PLACE FOR  
HEARING PROTESTS**

**G. APPROVAL OF AN AGREEMENT WITH T & B PLANNING, INC. FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE “RUBIDOUX COMMERCE PARK” PROJECT, CASE NUMBER: MA 17132 (PROFICIENCY RUBIDOUX, LLC) – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION**

Requested Action: That the City Council approve the Agreement for Consulting Services with T & B Planning, Inc. for the completion of an Environmental Impact Report (EIR) for the proposed Rubidoux Commerce Park project in an amount not to exceed \$303,293.70 to be funded entirely by an advance deposit made by Proficiency Rubidoux, LLC, the “applicant”, sufficient to cover completion of the EIR document and authorize the City Manager to sign the Agreement on the City Council’s behalf.

**H. AUTHORIZATION OF TRAVEL FOR ATTENDANCE AT EVIDENTIARY HEARING IN SAN FRANCISCO FOR RIVERSIDE TRANSMISSION RELIABILITY PROJECT**

That the City Council authorize travel expenditures for City witnesses, personnel and attorneys to attend and testify at the evidentiary hearing before the Administrative Law Judge for the California Public Utilities Commission in the proceedings for the Riverside Transmission Reliability Project (RTRP) as described in the Agenda Report.

**A motion was made by Council Member Micheal Goodland, seconded by Council Member Lorena Barajas, to approve the Consent Calendar, with the exception of Item No. 11.G, which was removed for further discussion.**

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

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

**11.G. APPROVAL OF AN AGREEMENT WITH T & B PLANNING, INC. FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE “RUBIDOUX COMMERCE PARK” PROJECT, CASE NUMBER: MA 17132 (PROFICIENCY RUBIDOUX, LLC)**

Council Member Chris Barajas requested that Item 11.G be removed from the Consent Calendar for further discussion. He suggested that this item was initially reviewed back in 2018. Since that time a residential development has been approved which is not compatible with a distribution center. He suggested that this item be continued to the September 19, 2019 meeting.

Discussion followed concerning the developer’s process and whether the developer would move forward with an Environmental Impact Report if there is no guarantee that the project will be approved.

Further discussion followed.

**By consensus, the City Council tabled this item and directed staff to schedule a future Council Workshop to evaluate the project which will allow the applicant to decide whether to move forward with their investment.**

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

**13. PUBLIC HEARINGS**

**14. COUNCIL BUSINESS**

**A. AN ORDINANCE ESTABLISHING REGULATIONS APPLICABLE TO THE LOCATION AND INSTALLATION OF SMALL WIRELESS FACILITIES IN PUBLIC RIGHTS-OF-WAY, AMENDING THE JURUPA VALLEY MUNICIPAL CODE, AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061(b)(3) OF THE CEQA GUIDELINES**

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

Further discussion followed.

Brendan Kearns, Deputy City Attorney provided additional information and clarified the FCC’s regulations.

Michelle Brower, representing Verizon, provided additional information on how they determine sites and what infrastructure is available. She cautioned that allowing multiple carriers to be located on the same pole could lead to a much higher and much wider pole which defeats the purpose of being a small cell. She offered to answer any questions.

Betty Anderson stated that the Jurupa Community Services District owns a great majority of the street light poles in the City of Jurupa Valley. She suggested that a cooperative plan be put in place to ensure the JCSD is fairly compensated when the City collects its permit fees.

Discussion followed regarding the permitting process and the ownership of the light poles.

Timothy Jonasson responded that SCE owns approximately 500 of the 3,300 poles in the City and the Districts own the remainder.

Further discussion followed regarding design guidelines.

Mayor Berkson stated that the City has very little discretion over the approval process and he does not believe that the current ordinance is strong enough. He suggested tighter regulations for antenna locations, design, and the number of facilitators on a pole.

Further discussion followed.

City Attorney Peter Thorson clarified that the ordinance can be strengthened and brought back; however, he suggested adopting the urgency ordinance in the interim, to ensure there are some regulations in place.

Further discussion followed.

**A motion was made by Mayor Pro Tem Anthony Kelly, seconded by Council Member Chris Barajas, to adopt Urgency Ordinance No. 2019-12, entitled:**

**AN URGENCY ORDINANCE OF THE CITY OF JURUPA VALLEY ESTABLISHING REGULATIONS APPLICABLE TO THE LOCATION AND INSTALLATION OF SMALL WIRELESS FACILITIES IN PUBLIC RIGHTS-OF-WAY, AMENDING THE JURUPA VALLEY MUNICIPAL CODE, AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061(b)(3) OF THE CEQA GUIDELINES**

**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 referenced Council Member Goodland's suggestion that the Council support a resolution declaring October 2nd as Clean Air Day. He noted that Western Riverside Council of Governments will host a free tree-planting ceremony for those cities who adopt such a resolution.

Mayor Pro Tem Anthony Kelly suggested that Staff look into the fire that occurred at Ina Arbuckle Elementary School near the playground.

Mayor Berkson announced that he and Council Member Chris Barajas will travel to San Francisco for the CPUC hearing on the Riverside Transmission Reliability project.

**20. ADJOURNED IN MEMORY**

Mayor Berkson adjourned the meeting in memory of California Highway Patrol Officer Andre Moye, Jr. He conveyed condolences to his family on behalf of the City Council.

There being no further business before the City Council, Mayor Berkson adjourned the meeting at 8:44 p.m.

The next meeting of the Jurupa Valley City Council will be held September 19, 2019 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,



Victoria Wasko, CMC  
City Clerk