

**MINUTES  
OF THE REGULAR MEETING  
OF THE JURUPA VALLEY CITY COUNCIL  
March 21, 2019**

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

**1. 6:00 P.M. - CALL TO ORDER AND ROLL CALL FOR WORKSHOP**

- 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 workshop to order at 6:09 p.m.

**2. SUMMARY OF CONFLICT OF INTEREST LAWS AND BROWN ACT**

**A. PRESENTED BY CITY ATTORNEY PETER THORSON**

City Attorney Peter Thorson gave a presentation on Conflict of Interest laws and the Brown Act and responded to Council's questions.

**3. 7:00 P.M. - RECONVENE IN OPEN SESSION**

**4. 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 7:07 p.m.

**5. INVOCATION** was given by Pastor Kyle Fagon, Beacon Hill Assembly of God Church.

**6. PLEDGE OF ALLEGIANCE** and presentation of the colors was led by the Rubidoux High School Air Force JROTC.

**7. APPROVAL OF AGENDA**

**A motion was made by Council Member Chris Barajas, seconded by Council Member Micheal Goodland, to approve the Agenda with a change to the Agenda to move Item 16.A after the Consent Calendar.**

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

**8. PRESENTATIONS**

**A. RECOGNITION TO RUBIDOUX HIGH SCHOOL JROTC**

Mayor Berkson welcomed Mark Mclouth, Maj, USAF, (Ret), Senior Aerospace Science Instructor, to accept a Proclamation acknowledging the Rubidoux High School JROTC for their community efforts and numerous public service projects.

**B. JURUPA PRO RODEO COMMITTEE**

Laurie Bakewell announced the upcoming Jurupa Pro Rodeo which will be held June 7 and 8, 2019 at the Rick Thompson Arena. She discussed various sponsorship opportunities and encouraged everyone to attend this fun family-oriented event.

**C. UPDATE ON LIMONITE AVENUE/I-15 INTERCHANGE PROJECT**

Mayor Berkson welcomed Dennis Green, Public Affairs Manager, who gave an update on the Limonite Avenue/I-15 Interchange Project. He announced that Stage 2-A will involve a closure of the northbound I-15 on-ramp and the southbound I-15 off-ramp and a temporary relocation of the park and ride lot. He reported that the new park and ride lot will be relocated on Wineville Avenue near the Vernola Shopping Center. Further information is available at the following website: <https://i15limonite.org/project-news>

**9. PUBLIC APPEARANCE/COMMENTS**

Betty Anderson announced that she recently attended a public memorial service for her friend Colleen Smethers, a local public advocate who passed away last month. Colleen was a nurse practitioner who worked for the Center for Community Action and Environmental Justice for many years. Ms. Smethers worked tirelessly to prevent the proliferation of mega warehouses in Jurupa Valley. Ms. Anderson requested that tonight's meeting be adjourned in her memory.

Elizabeth Alabbasi stated that she owns the Shell Station on Pyrite Street and Granite Hill. She shared photographs of a homeless encampment that is located across from her business. She described issues such as transients living in abandoned boats in the nearby hills, taking showers in the restrooms, breaking into vehicles, and panhandling. She requested that the property owner be held responsible for the illegal dumping.

City Manager Gary Thompson stated that the City will make contact with the property owner to deal with this issue.

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

Council Member Micheal Goodland provided a quote by Helen Keller regarding happiness. He reported that he attended a ground breaking ceremony for a new preparatory school at Flabob Airport. He reported on his attendance at a small business expo that was hosted by Healthy Jurupa Valley. The meeting was very informative and included several useful business topics.

Mayor Pro Tem Anthony Kelly announced that the annual Day of the Child event will be held Wednesday, April 17<sup>th</sup> at the Rubidoux Family Resource Center. The event will feature educational booths and attendees will learn about safety, health, and life skills. He announced the following upcoming programs that are available at the Family Resource Center: 1) an Anger Management Certification Group; and 2) a Parents at Work Workshop which will be held from April 4<sup>th</sup> through May 9<sup>th</sup>.

Mayor Berkson stated that he thoroughly enjoyed his visits to the VFW and the Lions Club for corn beef and cabbage in celebration of St. Patrick's Day. He reported on his attendance at the grand opening of the new District office for the Jurupa Area Recreation and Park District and the Desert Region Mayor's Luncheon. He announced that he was recently appointed to the Executive Committee for the Riverside County Transportation Committee.

*The following item was taken out of order:*

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

**A. MAYOR BRIAN BERKSON**

1. **Mayor Berkson gave an update on the Metrolink / Southern California Regional Rail Authority meeting of March 8, 2019.**
2. **Mayor Berkson gave an update on the Riverside County Transportation Commission meeting of March 13, 2019.**
3. **Mayor Berkson gave an update on the Mobile Source Air Pollution Reduction Review Committee meeting of March 21, 2019.**

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

1. **Mayor Pro Tem Anthony Kelly gave an update on the Northwest Mosquito and Vector Control District meeting of March 21, 2019.**

**C. COUNCIL MEMBER CHRIS BARAJAS**

- 1. Council Member Barajas gave an update on the Western Community Energy Board of Directors meeting of March 13, 2019.**

**11. CITY MANAGER’S UPDATE**

City Manager Gary Thompson introduced Terri Rollings, Assistant to the City Manager/PIO who gave a slide show presentation on the recent field tour with members of the Santa Ana River Trails Project, board members of the Coastal Conservancy, and MaLisa Martin from the National Park Service.

Ms. Rollings reported that as a result of the heavy rains there are resulting geological changes to the Downey Street Park. She pointed out the changes to the river elevation and beach area. She discussed the resulting damages to the walkway which was washed away by the flooding. City staff have mitigated the damages to the walkway by backfilling with additional natural materials. She reported that the tour was very informative and there were good discussions with a lot of positive feedback. She noted that even though the river has changed, there is now a much larger beach area. She added that staff from the National Park Service are almost finished preparing the conceptual design of the park. Additional information will be forthcoming.

Council Member Chris Barajas suggested that City staff obtain input from the City of Riverside regarding access to the river as it may also affect their side of the park.

City Manager Gary Thompson gave an update on the Riverside Transmission Reliability Project and reported that new information has been added to the City’s website.

**12. APPROVAL OF MINUTES**

**A. MARCH 7, 2019 REGULAR MEETING**

**A motion was made by Mayor Pro Tem Kelly, seconded by Council Member Micheal Goodland, to approve the Minutes of the March 7, 2019 regular meeting.**

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

**13. 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 \$1,272,930.15**

Requested Action: That the City Council ratify the check registers dated February 28 and March 7 as well as the payroll registers dated February 27 and March 5, 13, 2019.

**C. ACCEPTANCE OF COMPREHENSIVE ANNUAL FINANCIAL REPORT PREPARED BY THE CITY'S AUDITORS, VAVRINEK TRINE DAY & CO.**

Requested Action: That the City Council receive and file the Comprehensive Annual Financial Report prepared by the City's Auditors, Vavrinek, Trine, Day & Co.

**D. AWARD OF CONSTRUCTION AGREEMENT TO HARDY & HARPER, INC. FOR VAN BUREN BOULEVARD PAVEMENT REHABILITATION, PH. 2B, RUTILE TO BELLEGRAVE**

1. Requested Action: That the City Council approve and award a Construction Agreement to Hardy & Harper, Inc. in the amount of \$432,349 for the Van Buren Boulevard Pavement Rehabilitation, Ph.2B Project for the work included in its proposal and authorize the City Manager to execute the Agreement in such final form as approved by the City Attorney; and
2. Authorize the City Manager to execute contract change orders not to exceed 5% of the total agreement pursuant to requirements set forth in the agreement; and
3. Appropriate \$500,000 of Road Maintenance & Rehabilitation Account (RMRA) funds from the Rubidoux Boulevard Pavement Rehabilitation Project (Account No. 71338) to the Project Account to fund the total project costs; and
4. Authorize the City Manager to record the Notice of Completion upon acceptance of the work by the City Engineer.

**E. AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF JURUPA VALLEY AND DOKKEN ENGINEERING FOR ENVIRONMENTAL DOCUMENTATION SERVICES FOR THE VAN BUREN BOULEVARD WIDENING, LIMONITE TO SANTA ANA RIVER PROJECT, CIP PROJECT NO. 17-B.1**

1. Requested Action: That the City Council approve an agreement between Dokken Engineering and the City of Jurupa Valley for Environmental Documentation Services for the Van Buren Boulevard Widening, Limonite to Santa Ana River Project in an amount not-to-exceed \$120,340 and authorize the City Manager to execute the Agreement in such final form as approved by the City Attorney; and
2. Authorize the City Manager to execute scope of services amendments not to exceed 10% of the total agreement, pursuant to requirements set forth in the agreement.

**F. 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 VAN BUREN BOULEVARD WIDENING, LIMONITE TO SANTA ANA RIVER PROJECT, CIP PROJECT NO. 17-B.1**

1. Requested Action: That the City Council approve an agreement between Epic Land Solutions, Inc., and the City of Jurupa Valley for Right-of-Way Appraisal and Acquisition Services for the Van Buren Boulevard Widening, Limonite to Santa Ana River Project in an amount not-to-exceed \$42,885 and authorize the City Manager to execute the Agreement in such final form as approved by the City Attorney; and
2. Authorize the City Manager to execute scope of services amendments not to exceed 10% of the total agreement, pursuant to requirements set forth in the agreement.

**G. STATUS REPORT ON EMERGENCY REPAIRS TO LIMONITE AVENUE ROAD DAMAGE AND CONTINUED AUTHORIZATION OF EMERGENCY WORK**

Requested Action: That the City Council adopt by a 4/5ths vote, Resolution No. 2019-16, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, DETERMINING THAT THERE IS A NEED TO CONTINUE THE ACTIONS AUTHORIZED BY RESOLUTION NO. 2019-14 FOR THE EMERGENCY REPAIR OF LIMONITE AVENUE BETWEEN BAIN STREET AND BEACH STREET (PYRITE CREEK) PURSUANT TO PUBLIC CONTRACT CODE SECTION 22050**

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

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

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

*The following item was taken out of order:*

**16. COUNCIL BUSINESS**

**A. APPOINTMENTS TO THE COMMUNITY DEVELOPMENT ADVISORY COMMITTEE**

Sean McGovern, Senior Management Analyst, presented the staff report.

Mayor Berkson welcomed the following individuals who expressed an interest in serving on the Community Development Advisory Committee: Evelyn Hedrick, Edward Lee, Rachel Lopez, and Laura Shultz. He invited each candidate to give a brief overview of their qualifications to serve on the Community Development Advisory Committee. Andrew MacMillan and Marilyn Blackwell were unable to attend tonight's meeting.

City Attorney Peter Thorson clarified that the structure of the committee is set by the U.S. Department of Housing and Urban Development.

The applicant presentations followed.

Donald Oaks expressed his interest in serving on the Community Development Advisory Committee. He outlined his background, education, and experience.

**A motion was made by Mayor Brian Berkson to appoint Donald Oaks to the Community Development Advisory Committee for a four-term expiring in December 2023.**

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

**A motion was made by Mayor Pro Tem Anthony Kelly to appoint Evelyn Hedrick to the Community Development Advisory Committee for a four-term expiring in December 2023.**

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

**A motion was made by Council Member Chris Barajas to appoint Laura Shultz to the Community Development Advisory Committee for a four-term expiring in December 2023.**

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

**A motion was made by Council Member Lorena Barajas, to appoint Edward Lee to the Community Development Advisory Committee for a four-term expiring in December 2023.**

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

**A motion was made by Council Member Micheal Goodland, to appoint Rachel Lopez to the Community Development Advisory Committee for a four-term expiring in December 2023.**

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

**A motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Anthony Kelly, to bring back a resolution adding a \$50 stipend for members of the Committee.**

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

**15. PUBLIC HEARINGS**

- A. PUBLIC HEARING TO CONSIDER GENERAL PLAN AMENDMENT (GPA) NO. 19002 TO AMEND THE 2017 GENERAL PLAN HOUSING ELEMENT TO REFLECT CHANGES REQUESTED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD); INITIATION OF AMENDMENTS TO THE GENERAL PLAN MAP AND ZONING MAP TO IMPLEMENT THE HOUSING ELEMENT; AND RECEIVE THE GENERAL PLAN ANNUAL PROGRESS REPORT FOR REVIEW AND APPROVAL**

Mary Wright, Director of Planning Services, presented the staff report.

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



Jacqueline Lee stated that she was opposed to several areas where high density housing is recommended. She stated that Sites #31, 32, 33, 34, and 35 are located near an underground gas line and they are located across from Paradise Knolls which is a project of 650 homes which will contribute to increased traffic. She stated that Site #32 includes a ditch that was washed away due to the recent heavy rains. These properties are also located in an equestrian overlay zone which should stay low density.

Betty Anderson stated that Site #20 near the I-15 freeway should be zoned commercial. She stated that south of the Lowe's Shopping Center there has already been an entitled apartment complex which is not listed and it should be designated medium or low density housing. Also, Site #12 is also entitled as medium density housing and is also not listed. She stated that if certain apartments will be designated as low rent, it should specify how long the rent will be subsidized.

Further discussion followed.

Mayor Berkson clarified the Council's action which is to add 16 acres of high density housing to the General Plan. By approving the recommended action, the Council will be given a certain amount of flexibility as there are more than 500 acres to choose from. The item will be returned to the Planning Commission and they will evaluate any future zone changes.

Council Member Chris Barajas referred to the Residential Site Inventory List. He suggested that most of the proposed changes to Highest Density Residential are in the Rubidoux area. He would like to see that land use designation spread out to other areas of the City. He suggested various changes to the proposed General Plan designations.

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

**A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to approve General Plan Amendment No. 19002 to amend the 2017 General Plan Housing Element to reflect changes requested by the California Department of Housing and Community Development (HCD), initiate amendments to the General Plan Land Use Map and Zoning Map implement the 2017 General Plan Housing Element, and receive the General Plan Annual Progress Report; and pass and adopt Resolution No. 2019-17, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING GENERAL PLAN AMENDMENT NO. 19002 TO AMEND THE 2017 GENERAL PLAN HOUSING ELEMENT TO REFLECT CHANGES REQUESTED BY THE CALIFORNIA**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT,  
AND DETERMINING NO FURTHER CEQA REVIEW REQUIRED**

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

- B. PUBLIC HEARING FOR RECONSIDERATION OF MASTER APPLICATION (MA) NO. 17099: CHANGE OF ZONE (CZ) NO. 17003 TO CHANGE THE ZONING CLASSIFICATION OF APPROXIMATELY 10.4 COMBINED GROSS ACRES OF REAL PROPERTY FROM R-1 (ONE (1) FAMILY DWELLINGS) TO R-4 (PLANNED RESIDENTIAL) AND TO CONSIDER AN APPEAL OF TENTATIVE TRACT MAP (TTM) NO. 37211, SUBDIVISION OF SAID PROPERTY INTO 48 LOTS FOR FUTURE SINGLE FAMILY RESIDENTIAL DEVELOPMENT, THREE LETTERED STREET LOTS, 2 LETTERED LOTS FOR DRAINAGE FACILITIES, AND THE CONSTRUCTION OF ASSOCIATED ON-SITE AND OFF-SITE INFRASTRUCTURE LOCATED AT THE INTERSECTION OF CANAL AND OPAL STREETS, NORTH OF STATE ROUTE 60, AND EAST OF PACIFIC AVENUE (APNS: 177-130-007, 177-142-018). APPLICANT: (SEQUANATA PARTNERS, LP) (CONTINUED FROM THE JANUARY 17, 2019 MEETING)**

Rocio Lopez, Senior Planner, presented the staff report.

Thomas Merrell, Planning Director, summarized how staff worked with the applicant to address the impacts from the project which included a variety of benefits to the community which includes a sound wall and a public/private partnership with the Riverside County Flood Control District to correct a flooding problem at Opal and Canal. He stated that the project is also consistent with the General Plan. He noted that the applicant has indicated that without the additional lots he will be unable to afford to construct the sound wall. Staff is recommending the plan for the R-4 zone; however, the Council has the option of approving the plan for the R-1 zone, minus some of the upgrades.

Council Member Lorena Barajas asked Mr. Merrell to clarify which upgrades will be lost if the Council approves the plan for the R-1 zone.

Ms. Lopez responded that the project would lose some of the architectural consistency that is outlined in the development plan such as the architectural features, the landscaping plan and the perimeter monument walls.

Thomas Merrell, Planning Director clarified that the applicant is a subdivider and likely will be selling the development to a builder. If the City Council adopts the R-4 zone with the development plan then the architecture that is shown in the development plan is an obligation of whoever builds the homes.

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

Paul Onofer, (applicant) representing Sequanata Partners, LP, spoke in support of the project. He stated that they have come back with a plan that is consistent with the R-1 zoning which includes 41 lots with the same street layout and same landscape plan. The difference is that there is no development plan with no sound wall. He noted that the sound wall is predicated upon the additional housing units. He offered to answer any questions on either of the plans.

Further discussion followed.

Council Member Chris Barajas stated that in talking to the Rubidoux Community Services District they do not charge the connection fee so the applicant would only be paying for the extension of the sewer line.

Paul Onofer (applicant) stated that if the Council were to make this an amendment to the Conditions of Approval, he would accept it provided that that he does not have to pay the connection fees.

City Attorney Peter Thorson clarified that if the applicant signs the Conditions as the developer and the signature indicates that the Conditions are valid and binding it would take the place of a Development Agreement.

Further discussion followed.

Mayor Berkson stated that the applicant has agreed to make a significant expense on a retaining wall which will benefit the greater community. Although he still feels there are problems with this project, the benefits outweigh the additional units if the developer agrees to include the sewer line extension and the sewer line stub outs. He would also request an additional Condition that a sidewalk be added around the retention basin.

Further discussion followed.

City Attorney Peter Thorson clarified how the Conditions of Approval may be structured.

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

- a. **A motion was made by Council Member Micheal Goodland, seconded by Council Member Lorena Barajas to adopt Resolution No. 2019-02, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND**

**REPORTING PROGRAM FOR A PROPOSED RESIDENTIAL SUBDIVISION (“SEQUANOTA HEIGHTS”) (48 UNITS) LOCATED ON 10.4 ACRES AT THE INTERSECTION OF CANAL AND OPAL STREETS, NORTH OF STATE ROUTE 60, AND EAST OF PACIFIC AVENUE (APNS: 177-130-007, 177-142-018)**

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

- b. A motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Anthony Kelly to introduce Ordinance No. 2019-01, entitled:**

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP CHANGING THE ZONE OF APPROXIMATELY 10.4 COMBINED GROSS ACRES OF REAL PROPERTY LOCATED AT THE INTERSECTION OF CANAL AND OPAL STREETS, NORTH OF STATE ROUTE 60, AND EAST OF PACIFIC AVENUE (APNS: 177-130-007, 177-142-018) FROM ONE (1) FAMILY DWELLINGS (R-1) ZONE TO PLANNED RESIDENTIAL (R-4) ZONE**

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

- c. A motion was made by Mayor Pro Tem Anthony Kelly, seconded by Council Member Lorena Barajas, to pass and adopt Resolution No. 2019-03, with the following changes to the Conditions of Approval as follows: 1) the applicant will install a sewer line extension on Opal Street for five homes with sewer line stub outs behind the curb and gutter, however, the applicant will not be required to pay the connection fee for those homeowners; and 2) the applicant will be required to add a sidewalk around the retention basin entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, SUSTAINING THE PLANNING COMMISSION’S ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A SINGLE-FAMILY RESIDENTIAL SUBDIVISION PROJECT LOCATED AT THE INTERSECTION OF CANAL AND OPAL STREETS, NORTH OF STATE ROUTE 60, AND EAST OF PACIFIC AVENUE (APNS: 177-130-007, 177-142-018), APPROVAL OF AN EXCEPTION TO**

**SUBSECTION G OF SECTION 7.10.080 OF CHAPTER 7.10 OF TITLE 7 OF THE JURUPA VALLEY MUNICIPAL CODE, APPROVAL OF TENTATIVE TRACT MAP NO. 37211, AND APPROVAL OF A DEVELOPMENT PLAN TO PERMIT A SCHEDULE "A" SUBDIVISION OF APPROXIMATELY 10.4 COMBINED GROSS ACRES OF REAL PROPERTY LOCATED AT THE INTERSECTION OF CANAL AND OPAL STREETS, NORTH OF STATE ROUTE 60, AND EAST OF PACIFIC AVENUE (APNS: 177-130-007, 177-142-018) INTO 48 SINGLE-FAMILY RESIDENTIAL LOTS**

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

**C. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 18089 (CZ18001, TTM37470, VAR18004, AND EXCEPTION TO SECTION 7.10.080 (C) OF TITLE 7) FOR 34 SINGLE-FAMILY LOT SUBDIVISION OF A 6.74 GROSS ACRES OF REAL PROPERTY LOCATED SOUTH OF THE INTERSECTION OF 30TH STREET AND SIERRA AVENUE, APNS: 177-020-018; 177-020-012; 177-110-005 (APPLICANT: JA BRAY, LLC) (CONTINUED FROM THE FEBRUARY 7, 2019 MEETING)**

Annette Tam, Senior Planner, presented the staff report.

Further discussion followed.

Thomas Merrell, Planning Director explained the variances which will allow the R-1 zoning on this particular development to have less than 7200 sq. ft. lots, however, the lots will conform to the R-4 zoning.

Mayor Brian Berkson and Council Member Micheal Goodland disclosed that they both met with the developer to discuss this project.

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

John Schafer, (applicant), representing JA Bray, LLC, spoke in support of the project. He offered to answer any questions.

Betty Anderson suggested that the applicant correct the size of the trail as the standard for trails is 10 ft. wide.

Mr. Schafer (applicant) stated that they would be happy to meet the standard requirement for the trail. He suggested that the landscape architect may have mistakenly drawn it as 8 ft. wide.

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

Council Member Chris Barajas suggested that the developer not build this project until the extension for Sierra to 20<sup>th</sup> Street is completed.

Mr. Schafer agreed that the 34 lots are part of a larger project and he would agree to that condition.

**A motion was made by Mayor Pro Tem Anthony Kelly, seconded by Council Member Micheal Goodland, to adopt Resolution No. 2019-10, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A PROPOSED SCHEDULE “A” SUBDIVISION (“HIGHLAND PARK 2”) OF APPROXIMATELY 6.74 GROSS ACRES INTO THIRTY-FOUR (34) SINGLE-FAMILY RESIDENTIAL LOTS ON REAL PROPERTY LOCATED SOUTH OF THE INTERSECTION OF 30TH STREET AND SIERRA AVENUE (APNS: 177-020-018, 177-020-012, 177-110-005)**

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

**A motion was made by Council Member Lorena Barajas, seconded by Mayor Pro Tem Anthony Kelly, to introduce Ordinance No. 2019-02, entitled:**

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP CHANGING THE ZONE OF APPROXIMATELY 6.74 GROSS ACRES OF REAL PROPERTY LOCATED SOUTH OF THE INTERSECTION OF 30TH STREET AND SIERRA AVENUE (APNS: 177-020-018, 177-020-012, 177-110-005) FROM RURAL RESIDENTIAL (R-R) ZONE TO ONE (1) FAMILY DWELLINGS (R-1) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA**

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

**A motion was made by Council Member Chris Barajas, seconded by Council Member Lorena Barajas, to adopt Resolution No. 2019-18, with the following added conditions as follows: 1) the trail shall be 10 ft. wide; and 2) the applicant shall complete Sierra Avenue as required by Highland Park 1 prior to the issuance of any building permits for Highland Park 2, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, SUSTAINING THE PLANNING COMMISSION'S ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVAL OF VARIANCE NO. 18004, AN EXCEPTION TO SECTION 7.10.080.C. OF THE JURUPA VALLEY MUNICIPAL CODE, AND TENTATIVE TRACT MAP NO. 37052, TO PERMIT A SCHEDULE "A" SUBDIVISION OF APPROXIMATELY 6.74 GROSS ACRES OF REAL PROPERTY LOCATED SOUTH OF THE INTERSECTION OF 30TH STREET AND SIERRA AVENUE (APNS: 177-020-018, 177-020-012, 177-110-005) INTO THIRTY-FOUR SINGLE-FAMILY RESIDENTIAL LOTS**

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

*Council Member Micheal Goodland stated that he was not in favor of adding a condition to complete the extension of Sierra Avenue. He made an amended motion as follows:*

**An amended motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Anthony Kelly, to adopt Resolution No. 2019-18, with the following added condition as follows: 1) the trail shall be 10 ft. wide, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, SUSTAINING THE PLANNING COMMISSION'S ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVAL OF VARIANCE NO. 18004, AN EXCEPTION TO SECTION 7.10.080.C. OF THE JURUPA VALLEY MUNICIPAL CODE, AND TENTATIVE TRACT MAP NO. 37052, TO PERMIT A SCHEDULE "A" SUBDIVISION OF APPROXIMATELY 6.74 GROSS ACRES OF REAL PROPERTY LOCATED SOUTH OF THE INTERSECTION OF 30TH STREET AND SIERRA AVENUE (APNS: 177-020-018, 177-020-012, 177-110-005) INTO THIRTY-FOUR SINGLE-FAMILY RESIDENTIAL LOTS**

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

In response to a question from Council Member Micheal Goodland, Thomas Merrell, Planning Director clarified how the 9 acre rule hinders the Council. He would prefer the Council to have maximum flexibility to deal with issues on a case-by-case basis. Another option would be to refer it to the Planning Commission to consider an amendment that would keep the 9 acre rule but would have a provision to allow the Council on a case-by-case basis to decide whether or not to waive it.

4. **A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Anthony Kelly to refer the 9 acre rule to the Planning Commission to consider an amendment to Title 9 of the Zoning Ordinance to allow the Council on a case-by-case basis to decide whether or not to waive Sec. 9.100.030, entitled “Minimum area for zone”; and**
5. **That the City Council initiate a Change of Zone for the real property located south of the intersection of 30th Street and Sierra Avenue (APNS: 177-020-018, 177-020-012, 177-110-005) from One (1) Family Dwellings (R-1) zone to Planned Residential (R-4) zone.**

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

**Noes: None**

**Absent: None**

**B. CONSIDERATION OF RESOLUTIONS REGARDING THE ANNEXATION OF ZONE 2-C (TR 32722) TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (“CITY OF JURUPA VALLEY L&LMD 89-1-C”) VOLUME 2, TRACT 32722 NORTH OF MISSION BOULEVARD AT SUNNYHILL DRIVE**

George Wentz, Deputy City Manager, presented the staff report.

**A motion was made by Council Member Lorena Barajas, seconded by Council Member Chris Barajas, to adopt Resolution Nos. 2019-19, 2019-20, and 2019-21, entitled:**

**RESOLUTION NO. 2019-19 - 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-C AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2019-2020 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**



**RESOLUTION NO. 2019-20 - 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-C 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 2019-2020**

**RESOLUTION NO. 2019-21 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DECLARING ITS INTENTION TO ANNEX TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE 2-C AND TO LEVY AND COLLECT ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2019-2020 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**

**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**

There were no additional Council comments.

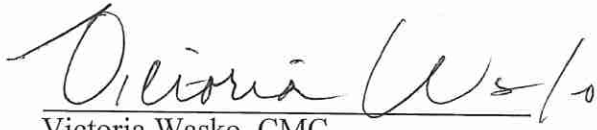
**20. ADJOURNED IN MEMORY**

Mayor Berkson adjourned the meeting in memory of Colleen Smethers, a long-time community advocate. He conveyed condolences to her family on behalf of the City Council.

There being no further business before the City Council, Mayor Berkson adjourned the meeting at 10:44 p.m.

The next meeting of the Jurupa Valley City Council will be held April 4, 2019 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, appearing to read "Victoria Wasko". The signature is written in black ink and is positioned above a horizontal line.

Victoria Wasko, CMC  
City Clerk