

**MINUTES  
OF THE REGULAR MEETING  
OF THE JURUPA VALLEY CITY COUNCIL  
October 17, 2019**

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

**1. 6:00 P.M. - CALL TO ORDER AND ROLL CALL FOR CLOSED 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 closed session meeting to order at 6:00 p.m.

**2. CLOSED SESSION**

**A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS**

- B. APPOINTMENT, EMPLOYMENT OF CITY MANAGER.** The City Council met in closed session pursuant to Government Code Section 54957 to consider the appointment or employment of the City Manager and pursuant to Government Code Section 94957.6 to meet with its designated representatives, Mayor Brian Berkson and City Attorney Peter Thorson, to provide direction to the designated representatives concerning the negotiation of salary, compensation and/or benefits for the unrepresented employee position of City Manager.

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

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

Mayor Berkson announced that the City Council has selected the next City Manager, the contract for which will appear on the November 7, 2019 Agenda. He welcomed Rod Butler from the City of Port Hueneme to serve as the City's new City Manager.

**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 7:05 p.m.

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

6. **PLEDGE OF ALLEGIANCE** was led by Council Member Micheal Goodland.

7. **APPROVAL OF AGENDA**

**A motion was made by Mayor Pro Tem Anthony Kelly, seconded by Council Member 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 stated that he represents Mike's Auction. He relayed issues concerning homeless individuals who are parking at the end of Old Limonite. The individuals are also bringing in furniture and starting fires in the tunnels below Limonite which is blocking access for horses and equestrians. He added that on Sunday morning, many of these individuals blocked the entrance to Mike's Auction. He suggested putting up no parking signs in this area.

Robert McCallum referred to his previous concerns regarding Granite Hill Drive which he reported at the April 4, 2019 Council meeting. He asked whether there was an update on the street repair project.

Mayor Berkson responded that there have been discussions with the Jurupa Community Services District as they have a waterline project in the same area which requires coordination of the timeline for the repairs. He suggested that Mr. McCallum contact City staff for an update.

Josie Gaytan, representing Healthy Jurupa Valley, conveyed an invitation to their annual celebration in honor of the community's Veterans. The event is scheduled for November 5<sup>th</sup> at 8:45 a.m. at Crestmore Manor. The small business summit will take place on the same date at Crestmore Manor from 4:00 p.m. to 6:30 p.m.

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

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

**A. MAYOR BRIAN BERKSON**

- 1. Mayor Berkson gave an update on the Southern California Regional Rail Authority meeting of October 11, 2019.**
- 2. Mayor Berkson gave an update on the Riverside County Transportation Commission meeting of October 17, 2019.**

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

- 1. Mayor Pro Tem Kelly gave an update on the Northwest Transportation Now Coalition meeting of October 10, 2019.**
- 2. Mayor Berkson gave an update on the Northwest Mosquito and Vector Control District meeting of October 17, 2019.**

**C. COUNCIL MEMBER CHRIS BARAJAS**

- 1. Mayor Berkson gave an update on the Western Community Energy Joint meeting of the Board of Directors and Technical Advisory Committee meeting of October 9, 2019.**

**D. COUNCIL MEMBER LORENA BARAJAS**

- 1. Council Member Barajas gave an update on the Western Riverside County - Regional Conservation Authority meeting of October 7, 2019.**

**E. COUNCIL MEMBER MICHEAL GOODLAND**

- 1. Council Member Barajas gave an update on the Western Riverside Council of Governments – Executive Committee meeting of October 7, 2019.**

**12. CITY MANAGER’S UPDATE**

Mike Fellows, the City’s new Senior Planner, was introduced to the City Council by Planning Director Thomas Merrell.

**13. APPROVAL OF MINUTES**

**A. OCTOBER 1, 2019 SPECIAL MEETING**

**B. OCTOBER 3, 2019 REGULAR MEETING**

**C. OCTOBER 7, 2019 SPECIAL MEETING**

**A motion was made by Mayor Pro Tem Anthony Kelly, seconded by Council Member Chris Barajas, to approve the Minutes of the October 1, 2019 Special meeting, the October 3, 2019 Regular meeting, and the October 7, 2019 Special 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 \$338,401.16**

Requested Action: That the City Council ratify the check registers dated September 26 and October 3 as well as the payroll registers dated October 4 and 9, 2019.

**C. ORDINANCE NO. 2019-16**

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2019-16, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY AMENDING SECTION 12.35.020 OF THE JURUPA VALLEY MUNICIPAL CODE, PERMISSIBLE VEHICLE WEIGHT ON STREETS, ROADS, HIGHWAYS, AND BRIDGES; TRUCK ROUTES, TO ESTABLISH VEHICLE AND TRUCK WEIGHT RESTRICTIONS, TO ESTABLISH MAXIMUM VEHICLE AND TRUCK WEIGHT RESTRICTIONS OF 16,000 POUNDS ON ETIWANDA AVENUE FROM THE SR 60 FREEWAY TO HOPKINS STREET, AND ON COUNTRY VILLAGE ROAD FROM THE SR 60 FREEWAY TO PHILADELPHIA AVENUE**

**D. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM (TRACT MAP 33428 HARVEST VILLAGES SOUTH OF SHEARWATER DRIVE, NORTH OF**

**PARKCENTER DRIVE BETWEEN PATS RANCH ROAD AND WINEVILLE AVENUE)**

1. Requested Action: That the City Council adopt Resolution No. 2019-93, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT MAP 33428 HARVEST VILLAGES SOUTH OF SHEARWATER DRIVE, NORTH OF PARKCENTER DRIVE BETWEEN PATS RANCH ROAD AND WINEVILLE AVENUE). PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806**

2. Authorize the Interim City Manager to record the Notice of Completion now that public improvements have been accepted by the City Engineer; and
3. Direct the City Engineer to release the Labor and Materials Bond for the street improvements and the Monument Bond 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien; and
4. Direct the City Engineer to reduce the Performance Bond for the street improvements to start the one-year warranty period; after which the City Engineer may fully release the bond.

**E. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY MANTAINED STREET SYSTEM (TRACT MAP 33428-1 HARVEST VILLAGES, NORTH OF LIMONITE AVENUE, SOUTH OF BOCA PLACE BETWEEN PATS RANCH ROAD AND WINEVILLE AVENUE**

1. Requested Action: That the City Council adopt Resolution No. 2019-94, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT 33428-1 LOCATED NORTH OF LIMONITE AVENUE, SOUTH OF BOCA PLACE BETWEEN PATS RANCH ROAD AND WINEVILLE AVENUE) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806**

2. Authorize the Interim City Manager to record the Notice of Completion now that public improvements have been accepted by the City Engineer; and

3. Direct the City Engineer to release the Labor and Materials Bond for the street improvements and the Monument Bond 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.
4. Direct the City Engineer to reduce the Performance Bond for the street improvements to start the one-year warranty period; after which the City Engineer may fully release the bond.

**F. RESOLUTION OF INTENTION TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2018-002 (TRACT 36702) GENERALLY LOCATED EAST OF STONE AVENUE AND SOUTH OF MARTINGALE DRIVE**

Requested Action: That the City Council adopt Resolution No. 2019-95, 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. 2018-002 (TRACT 36702) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2018-002 (TRACT 36702)**

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

**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**

**16. PUBLIC HEARINGS**

**A. PUBLIC HEARING TO CONSIDER THE VACATION OF A PORTION OF KACHINA DRIVE CUL-DE-SAC LOCATED NORTHWESTERLY OF VIRTUE VISTA DRIVE**

Steve Loriso, City Engineer, presented the staff report.

Bill Rattazzi, Invision Community Builders (applicant), thanked City staff for their cooperative efforts. He indicated that they participated in two community meetings to try to resolve any issues related to the Kachina street vacation. He outlined some improvements that could be made to Kachina Drive and the surrounding area that

could help traffic flow as a result of the new housing development. He stated that in an emergency situation there will be Knox Boxes to create a second access. He stated that should the vacation of Kachina be approved, they are prepared to donate a certain sum of money which could be determined for appropriate improvements within the community.

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

Sheila Cassidy stated that she has a concern with the proposed housing development as it will create truck traffic during construction. She asked if the City will repair the affected streets after the construction. She added that there are no posted speed signs in this area, noting that there is a blind curve at Paisano.

Helen Wilson voiced a concern that the new housing development will bring additional traffic.

Kim Johnson stated that she agrees with Kathryn Rohm's suggestion that the gate at the top of Kachina could be turned into an emergency gate and the other gate could be used as a regular through-gate. The developer would not be out any additional money and the Fire Department would get an additional access point. She asked that the developer take down their "illegal" signs that have been placed all over the city. She suggested that when the City facilitates a meeting involving its citizens the City should be running the meeting to ensure the attendees are treated in a respectful and ethical manner. She suggested a City policy be put in place to ensure that all City meetings be run by City representatives.

William Nelson discussed the community meeting he attended and the items that could be done to improve the safety of the existing neighborhood. He thought the meeting was helpful, stating that if he had the opportunity to have the gate there with limited access in both directions that would be his preference. He suggested that the Council negotiate with the developer and come up with an agreement to help mitigate the safety issues. (Nancy Nelson donated her time to Mr. Nelson)

Kathryn Rohm distributed a handout describing her solution to solving the issue regarding the gate. She suggested that many gated communities have the second exit egress only for emergency use which is all she asks for. This gives the builder his gate and gives the residents their safety.

Robert Paisano stated that the housing development will improve the property values in the area; however, he is concerned about the increased traffic that will occur as a result of the housing development. He suggested adding sidewalks and streetlights in this area.

Further discussion followed.

Jeff Viek, Battalion Chief, addressed questions regarding emergency access to the housing development.

Further discussion followed.

Steve Loriso, City Engineer, provided additional information regarding the repaving of the street and new street striping.

Mayor Berkson asked City staff to summarize what happened at the two community meetings and whether there are recommendations that could be required by the City.

Steve Loriso, City Engineer, responded that the streets are private and the developer can choose to put in two sets of gates. He gave an overview of some of the requests that were made at the community meetings such as speed limit signs, street lights, and sidewalks. However, there were also a number of requests such as speed humps and stop signs that may not be authorized according to City standards.

Mayor Berkson suggested bringing this item back to consider what the residents requested and how much it would cost.

Bill Rattazzi, Invision Community Builders (applicant), addressed some of the previous comments. He stated that this item concerns the vacation of Kachina Drive and whether there are gates does not affect the vacation of Kachina. He stated that they have made an offer to help fund some of these improvements and they have to move forward at some point as this item has been in process for more than two years. He suggested that if Kachina is vacated they are willing to provide some funding in the future for many of the improvements. If it is not vacated, they plan to move forward with their alternate plans for two gates on private streets.

Further discussion followed.

Council Member Chris Barajas asked if the builder could designate the second gate for use as an emergency access only.

Bill Rattazzi, Invision Community Builders (applicant) clarified that the second gate cannot be designated as an emergency access only gate as the original traffic report and the Fire Marshall requires two points of access and egress.

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

**A motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Anthony Kelly, to adopt Resolution No. 2019-96, entitled:**



**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, VACATING PORTIONS OF KACHINA DRIVE, NORTHWESTERLY OF THE INTERSECTION OF VIRTUE VISTA DRIVE WITH CONDITIONS PURSUANT TO STREETS AND HIGHWAYS CODE SECTIONS 8320 THROUGH 8325 AND FINDING THE VACATION EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15304**

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

**17. COUNCIL BUSINESS**

- A. INTRODUCTION TO RUBIDOUX COMMERCE PARK WAREHOUSE AND LOGISTICS PROJECT GENERAL PLAN AMENDMENT - APPROVAL OF AGREEMENT TO PREPARE ENVIRONMENTAL IMPACT REPORT FOR THE PROJECT OR DECLINE TO PROCEED WITH THE PROJECT AND RESCIND THE INITIATION OF THE GENERAL PLAN AMENDMENT (APPLICANT PROFICIENCY RUBIDOUX, LLC; LOCATION NORTH OF 28TH STREET, EAST OF AVALON STREET, AND SOUTH OF 25TH STREET; CASE NUMBER: MA17132)**

Thomas Merrell, Planning Director, presented the staff report.

Jean Ward, Senior Planning Consultant, summarized the proposed development and the entitlements being sought by Proficiency Capital which include the General Plan Amendment for the Mira Loma Overlay Development Agreement, Tentative Parcel Map and the Site Development Permit.

Matt Englhard, representing Proficiency Capital, gave a brief PowerPoint presentation. He provided an overview of the proposed Rubidoux Commerce Park project, the current blighted conditions and the community benefits of the proposed project. He offered to answer any questions.

Laura Shultz voiced opposition to adding more warehouses as this is not what is best for the city and will contribute to negative health impacts for residents. She questioned what type of jobs will be added suggesting that they will be low wage temporary positions which will most likely be automated in the future. If the project is approved, she asked that the development agreement include fair labor agreements to provide good paying jobs.

Mayor Pro Tem Kelly asked Mr. Merrell to explain what would occur if the General Plan Amendment is not approved. Thomas Merrell, Planning Director, clarified

that if the applicant wanted to move forward with other kinds of industrial uses besides a warehouse they would not need a General Plan Amendment. He clarified that due to the economic demand for warehouse property the applicant has chosen to seek permission for a warehouse use. If the City denies the warehouse the applicant could still under the current zoning build industrial buildings which could be utilized for other uses.

Further discussion followed.

Council Member Chris Barajas stated that this is a sensitive area as it is located right between a park and residential housing. He suggested that due to the ongoing damage that a warehouse would cause, he would support a parcel tax to help mitigate the negative impacts.

Following discussion, Mayor Berkson clarified that the Council action tonight is whether or not to allow the developer at their own risk and expense to proceed with an Environmental Impact Report which will be either approved or not approved by the City Council.

Further discussion followed.

**A motion was made by Mayor Pro Tem Anthony Kelly, seconded by Council Member Chris Barajas, to 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 behalf of the City.**

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

**B. INTRODUCTION TO AGUA MANSA ROAD WAREHOUSE AND LOGISTICS PROJECT GENERAL PLAN AMENDMENT - APPROVAL OF AGREEMENT TO PREPARE ENVIRONMENTAL IMPACT REPORT FOR THE PROJECT OR DECLINE TO PROCEED WITH THE PROJECT AND RESCIND THE INITIATION OF THE GENERAL PLAN AMENDMENT (APPLICANT CARSON-VA INDUSTRIAL II, LP; LOCATION HALL AVENUE AND AGUA MANSA ROAD; CASE NUMBER: MA18008)**

Thomas Merrell, Planning Director, presented the staff report.

Further discussion followed.

Mike Dea, Business Manager, Laborers International Union Local 1184, stated that their union has negotiated project agreements with many of these developers. He stated that these industrial warehouse jobs provide good livable wages, benefits, and apprenticeship programs for individuals from this community. He offered to answer any questions.

**A motion was made by Council Member Lorena Barajas, seconded by Mayor Pro Tem Anthony Kelly, to approve the Agreement for Consulting Services with T & B Planning, Inc. for the completion of an Environmental Impact Report (EIR) for the proposed “Agua Mansa Road Development” project in an amount not to exceed \$235,371.15 to be funded entirely by an advance deposit made by Carson - VA Industrial II, LP, sufficient to cover completion of the EIR document and authorize the City Manager to sign the Agreement on the City Council’s behalf.**

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

**C. DISCUSSION OF FORMING AN AD HOC COMMITTEE ON HOMELESSNESS (REQUESTED BY MAYOR BRIAN BERKSON) (ORAL REPORT)**

Mayor Berkson proposed forming a committee that would involve members of the public with input from neighboring agencies and local non-profits. The purpose of the committee is to address issues that revolve around homelessness in the community.

Further discussion followed.

**By consensus, the City Council directed staff to bring back the structure for a Committee on Homelessness that would be open to the public and include representatives from non- profits and other local agencies.**

**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**

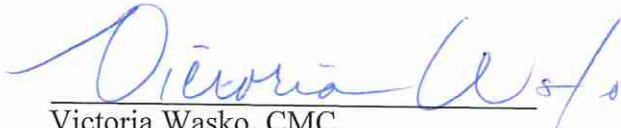
Mayor Berkson reported on his attendance at the ribbon cutting for Crestmore Manor. He noted that is a beautiful historic landmark which is available for weddings and other types of events.

**20. ADJOURNMENT**

There being no further business before the City Council, Mayor Berkson adjourned the meeting at 9:56 p.m.

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

Respectfully submitted,

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

Victoria Wasko, CMC  
City Clerk