



REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL

Thursday, February 5, 2026

Study Session: 5:00 p.m.

Closed Session; 6:30 p.m.

Regular Meeting: 7:00 p.m.

City Council Chamber

8930 Limonite Avenue, Jurupa Valley, CA 92509

- A. *As a courtesy to those in attendance, we ask that cell phones be turned off or set to their silent mode and that you keep talking to a minimum so that all persons can hear the comments of the public and City Council.*
- B. *A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the City Clerk BEFORE the Mayor calls for Public Comments on an agenda item. Each agenda item up will be open for public comments before taking action. Public comments on subjects that are not on the agenda can be made during the "Public Appearance/Comments" portion of the agenda.*
- C. *Members of the public who wish to comment on the CONSENT CALENDAR may do so during the Public Comment portion of the Agenda prior to the adoption of the Consent Calendar.*
- D. *As a courtesy to others and to assure that each person wishing to be heard has an opportunity to speak, please limit your comments to 3 minutes.*

1. 5:00 PM - CALL TO ORDER FOR STUDY SESSION

- * Brian Berkson, Mayor
- * Chris Barajas, Mayor Pro Tem
- * Armando Carmona, Council Member
- * Veronica Sanchez, Council Member
- * Guillermo Silva, Council Member

2. STUDY SESSION

- A. **Proposed Updates to Animal-Keeping, Equestrian, and Agricultural Standards**

Requested Action: It is recommended that the City Council receive and file the report and provide policy direction on the proposed amendments to the City's equestrian lifestyle protection overlay, animal-keeping, equestrian, and agricultural regulations.

[Staff Report "PDF"](#)

3. CONVENE TO CLOSED SESSION

A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS

B. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

The City Council will meet in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(2) with respect to one matter of potential litigation. A point has been reached where, in the opinion of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation involving the City with respect to the proposed Wakeland residential project northeast of the intersection of Camino Real and Limonite Ave. (APNs: 185470001, 185470002, 185460001) based on two Notices of Potential Violation dated April 24, 2025 and June 24, 2025 from David Zisser, Assistant Deputy Director Local Government Relations and Accountability of the State Department of Housing and Community Development. The letters are available for public inspection from the Office of the City Clerk.

B. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION

The City Council will meet in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(1) with respect to the following matter of pending litigation: *City of Jurupa Valley V. Cortez, et al.* (Riverside County Superior Court Case No. CVRI2105001).

4. RECONVENE IN OPEN SESSION

A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION

5. 7:00 PM - CALL TO ORDER AND ROLL CALL FOR REGULAR MEETING

- * Brian Berkson, Mayor
- * Chris Barajas, Mayor Pro Tem
- * Armando Carmona, Council Member
- * Veronica Sanchez, Council Member
- * Guillermo Silva, Council Member

6. INVOCATION

7. PLEDGE OF ALLEGIANCE

8. APPROVAL OF AGENDA

9. PRESENTATIONS:

A. PET OF THE MONTH

B. INTRODUCTION OF RIVERSIDE COUNTY FIRE CHIEF ROBERT FISH

C. RECOGNITION OF FIREFIGHTERS FOR LIVESAVING ACTIONS

10. PUBLIC APPEARANCE/COMMENTS

Persons wishing to address the City Council on subjects other than those listed on the Agenda are requested to do so at this time. A member of the public who wishes to speak under Public Appearance/Comments OR the Consent Calendar must fill out a "Speaker Card" and submit it to the City Clerk BEFORE the Mayor calls for Public Comments on an agenda item. When addressing the City Council, please come to the podium and state your name and address for the record. While listing your name and address is not required, it helps us to provide follow-up information to you if needed. In order to conduct a timely meeting, we ask that you keep your comments to 3 minutes. Government Code Section 54954.2 prohibits the City Council from taking action on a specific item until it appears on an agenda.

11. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

12. CITY MANAGER'S UPDATE

13. APPROVAL OF MINUTES

A. JANUARY 15, 2026, REGULAR MEETING

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14. CONSENT CALENDAR

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

Requested Action: That the City Council waive the reading of the title and text of all ordinances and resolutions included in the agenda. In accordance with Government Code Section 34934, the title of each ordinance is included on the published agenda and a copy of the full ordinance has been available to the public online on the City's website and will be available in print at the meeting prior to the introduction or passage of the ordinance.

COUNCIL MEMBERS MAY REMOVE ITEMS FROM THE CONSENT CALENDAR FOR DISCUSSION, OR TO ASK QUESTIONS, OR MAKE A COMMENT ON THE ITEM

If a Council Member wishes to vote “no” or “abstain” on a Consent Calendar item but does not wish to discuss, ask questions or make a comment, the Council Member may state that they wish to vote “no” or “abstain” on the item and the minutes and certification of the vote will show that the Council Member voted “no” or “abstain.”

B. ADOPTION OF RESOLUTION NO. 2026-08 APPROVING THE REGISTER OF DEMANDS DATED FEBRUARY 5, 2026, AND RATIFYING THE REGISTERS OF DEMANDS RELEASED BY THE FINANCE DIRECTOR JANUARY 8, 2026, THROUGH JANUARY 26, 2026

Requested Action: That the City Council Adopt **Resolution No. 2026-08:**

Approving the Register of Demands for February 5, 2026, in the amount of \$4,141,490.67 (Exhibit 1); and

Ratifying the Registers of Demands for January 8, 2026, through January 26, 2026, totaling \$288,369.76 (Exhibit 2).

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C. SECOND AMENDMENT TO EXTEND PROFESSIONAL SERVICES AGREEMENT WITH SVA ARCHITECTS, INC. FOR THE CITY HALL UPGRADE AND THE NEW CITY HALL CONSTRUCTION PROJECTS (CIP 24108 AND 24109)

Requested Action: That the City Council approve the Second Amendment to extend the contract term for the Professional Services Agreement (PSA) between the City of Jurupa Valley and SVA Architects, Inc. for architectural and design engineering services for the City Hall Upgrade and the New City Hall Construction Projects (CIP 24108 and 24109).

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D. CONSIDERATION OF A PUBLIC HIGHWAY AT-GRADE CROSSING AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND UNION PACIFIC RAILROAD COMPANY COVERING THE IMPROVEMENTS TO THE 20TH STREET AT-GRADE PUBLIC ROAD CROSSING (WEST OF AVALON STREET)

Requested Action: That the City Council:

1. That the City Council approve the Agreement between the City of Jurupa Valley and Union Pacific Railroad Company covering the improvements to the 20th Street at-grade public road crossing (west of Avalon Street) and authorize the City Manager to execute the Agreement in substantially the form and format attached, subject to approval as to form by the City Attorney.

2. Authorize the Finance Director to make any necessary budget adjustments.

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E. APPROVAL OF THE LANDSCAPE MAINTENANCE AGREEMENT (LMA-017) BETWEEN ACTION PLUMBING SUPPLY, LLC AND THE CITY OF JURUPA VALLEY FOR MAINTENANCE OF CITY PARKWAYS ALONG RIVERVIEW DRIVE

Requested Action: That the City Council approve the agreement between Action Plumbing Supply, LLC and the City of Jurupa Valley for maintenance of the parkway along Riverview Drive by Action Plumbing Supply located at 3762 Riverview Drive; and authorize the City Manager to execute the agreement in substantially the form and format attached, subject to approval as to form by the City Attorney.

[Staff Report "PDF"](#)

F. APPROVAL TO SUBMIT AN APPLICATION FOR 2025 TREE CITY USA DESIGNATION THROUGH THE ARBOR DAY FOUNDATION

Requested Action: That the City Council:

1. That the City Council approve the submittal of an application for 2025 Tree City USA designation through the Arbor Day Foundation; and
2. Authorize the Mayor to execute the 2025 Tree City USA application.

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G. NOTICE OF COMPLETION FOR MARKET ST WIDENING (CIP 19108)

Requested Action: That the City Council:

1. That the City Council approve the Notice of Completion and accept the Market Street Widening Project (CIP 19108), authorizing the City Clerk to record the Notice of Completion.
2. Authorize staff to release the retention 35 days after the filing of the Notice of Completion.

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**H. MIRA LOMA AREA SAFE ROUTES TO SCHOOL
SIDEWALK GAP CLOSURE PROJECT (CIP 23108)**

Requested Action: That the City Council:

1. Award a construction contract to Gentry Brothers, in the amount of \$4,165,582.00 for the Mira Loma Area Safe Routes to School Sidewalk Gap Closure Project (CIP #23108), authorize the City Manager to execute the Agreement in the form attached hereto and, approve a contingency amount of up to ten percent of the original contract amount; and
2. Approve a Professional Services Agreement (PSA) for Construction Management and Inspection (CM/CI) to Z&K Consultants in the amount of \$336,206.00 and a contingency of ten percent for the Mira Loma Area Safe Routes to School Sidewalk Gap Closure Project (CIP #23108) and authorize the City Manager to execute the Professional Services Agreement (PSA) in the form attached hereto; and
3. Authorize the Finance Director to make any appropriate budget adjustments.

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**I. AGREEMENT WITH JURUPA COMMUNITY SERVICES
DISTRICT (JCSD) FOR REIMBURSEMENT OF
CONSTRUCTION OF JCSD FACILITIES FOR MIRA
LOMA AREA SAFE ROUTES TO SCHOOL
SIDEWALK GAP CLOSURE PROJECT AND
GRANITE HILL AREA SAFE ROUTES TO SCHOOL
SIDEWALK GAP CLOSURE PROJECT**

Requested Action: That the City Council:

1. Approve an Agreement between the City of Jurupa Valley (City) and Jurupa Community Services District (JCSD) for reimbursement of JCSD facility construction costs for the Mira Loma Area and Granite Hill Area Safe Routes to School (SRTS) Sidewalk Gap Closure Projects; and
2. Authorize the City Manager to execute the Agreement in substantially the form and format attached, subject to approval as to form by the City Attorney.

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**J. APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH RKA
CONSULTING GROUP FOR THE PEDLEY ELEMENTARY SCHOOL**

AND FELSPAR STREET PEDESTRIAN IMPROVEMENT PROJECT, CIP 25108

Requested Action: That the City Council approve the Professional Services Agreement with RKA Consulting Group in the amount of \$198,990 for design services related to Pedley Elementary School and Felspar Street Improvement Project, CIP 25108; and authorize the City Manager to execute the agreement in substantially the form and format attached, subject to approval as to form by the City Attorney.

[Staff Report "PDF"](#)

K. CITY COUNCIL APPROVAL OF A POLICY CHANGE FOR THE COMMUNITY SERVICE GRANTS

Requested Action: That the City Council approve a policy change for the Community Service Grants.

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L. AMENDMENT OF RESOLUTION AUTHORIZING APPLICATION FOR FUNDING UNDER THE HOME INVESTMENT PARTNERSHIPS PROGRAM OF THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Requested Action: That the City Council adopt Resolution No. 2026-09 entitled:

RESOLUTION NO. 2026-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING RESOLUTION 2024-15 ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE HOME INVESTMENT PARTNERSHIPS PROGRAM; AND IF SELECTED, THE EXECUTION OF A STANDARD AGREEMENT, ANY AMENDMENTS THERETO, AND OF ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE HOME INVESTMENT PARTNERSHIPS PROGRAM” TO DESIGNATE THE CURRENT MAYOR AND MAYOR PRO TEM

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M. INITIATION OF A ZONING CODE AMENDMENT TO UPDATE

**CHAPTER 9.240 OF THE JURUPA VALLEY MUNICIPAL CODE
PERTAINING TO RECENT STATE LEGISLATIVE REVISIONS FOR
ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING
UNITS**

Requested Action: That the City Council initiate a Zoning Code Amendment to update Chapter 9.240 of the Jurupa Valley Municipal Code pertaining to recent State Legislative revisions for Accessory Dwelling Units (“ADUs”) and Junior Accessory Dwelling Units (“JADUs”).

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**N. ISSUANCE OF PUBLIC REPORT PURSUANT TO
GOVERNMENT CODE SECTION 65858(D)
REGARDING INTERIM URGENCY ORDINANCE
NO. 2026-01 IMPOSING A TEMPORARY
MORATORIUM ON THE ACCEPTANCE,
PROCESSING, OR APPROVAL OF NEW
DEVELOPMENT APPLICATIONS WITHIN THE
PROPOSED NORTH PYRITE MASTER PLAN AREA,
PENDING COMPLETION OF ENVIRONMENTAL
STUDIES TO DETERMINE PUBLIC HEALTH AND
SAFETY CONDITIONS ASSOCIATED WITH THE
STRINGFELLOW SUPERFUND SITE AND OTHER
LEGACY CONTAMINATION CONCERNS**

Requested Action: That the City Council issue a report pursuant to Government Code Section 65858(d) regarding interim urgency Ordinance 2026-01.

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

16. PUBLIC HEARINGS

**A. PUBLIC HEARING TO CONSIDER MASTER
APPLICATION (MA) NO. 20269: GENERAL PLAN
AMENDMENT (GPA) NO. 21001, CHANGE OF ZONE
(CZ) NO. 21001, TENTATIVE PARCEL MAP (TPM)
NO. 39001, CONDITIONAL USE PERMIT (CUP) NO.
21001, AND SITE DEVELOPMENT PERMIT (SDP)
NO. 21002 TO ALLOW A RECREATIONAL VEHICLE
(RV) AND SELF-STORAGE FACILITY ON A 86.8-
ACRE SITE LOCATED SOUTHEAST OF I-15 AND
68TH STREET (APNS: 152-060-006, 152-060-007, 152-**

**070-008, 152-060-009, & 152-020-010); APPLICANT:
STEVE GALVEZ**

Requested Action: That the City Council conduct a public hearing and:

1. Adopt Resolution No. 2026-10 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 TO PERMIT THE DEVELOPMENT OF A RECREATIONAL VEHICLE AND SELF-STORAGE FACILITY ON A 86.8-ACRE SITE ON THE SOUTHEAST CORNER OF THE I-15 AND 68TH STREET (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, AND 152-020-010) (MA No. 20269)

2. Adopt Resolution No. 2026-11 entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING GENERAL PLAN AMENDMENT 21001 (GPA21001) TO CHANGE THE LAND USE DESIGNATION OF A PORTION OF THE SITE FROM OS-R (OPEN SPACE RECREATION) TO COMMERCIAL RETAIL (CR), TENTATIVE PARCEL MAP NO. 39001 (TMP 39001), CONDITIONAL USE PERMIT 21001 (CUP21001), AND SITE DEVELOPMENT PERMIT 21002 (SDP21002) TO PERMIT THE DEVELOPMENT OF A RECREATIONAL VEHICLE (RV) AND SELF-STORAGE FACILITY ON A 86.8-ACRE SITE LOCATED SOUTHEAST OF I-15 AND 68TH STREET (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, AND 152-020-010) (MA NO 20269)

3. That the City Council conduct a first reading and introduce Ordinance No. 2026-02, entitled:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 21001 TO REZONE APPROXIMATELY 11.556-ACRES FROM WATERCOURSE, WATERSHED, AND CONSERVATION AREAS (W-1) TO GENERAL COMMERCIAL (C-1/CP) FOR THE PROPERTY LOCATED SOUTHEAST OF I-15 AND 68TH STREET (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, AND 152-020-010).

[Staff Report "PDF"](#)

[Correspondence 1](#)

[Correspondence 2](#)

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[Correspondence 12](#)

[Correspondence 13](#)

17. COUNCIL BUSINESS:

A. APPOINTMENT TO FILL AN UNEXPIRED TERM ON THE PLANNING COMMISSION

Requested Action: That Mayor Pro Tem Chris Barajas make an appointment to fill an unscheduled vacancy on the Planning Commission for a term expiring in December 2026, or until their successor is appointed and sworn-in, whichever is later and which nomination shall be ratified by a majority vote of the entire City Council, pursuant to Chapter 2.35 of the Jurupa Valley Municipal Code.

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[Additional Letter of Interest - Correspondence 1](#)

[Correspondence 2](#)

B. MOBILE FOOD VENDING PROGRAM- SIX MONTH UPDATE

Requested Action: That the City Council receive and file the mobile food vending program six month update.

[Staff Report "PDF"](#)

**C. REPORT ON LIMITING SMOKE SHOPS IN CITY AND
DIRECTION TO STAFF REGARDING POTENTIAL
MUNICIPAL CODE AMENDMENTS REGULATING
SMOKE SHOPS**

Requested Action: That the City Council receive a report on the authority of the City to limit smoke shops/tobacco retailers within the City or in certain commercial areas of the City and provide direction to Staff regarding potential

amendments to the Jurupa Valley Municipal Code further regulating smoke shops and tobacco retailers.

[Staff Report "PDF"](#)

**D. APPROVAL OF DRAFT REQUEST FOR PROPOSALS (RFP)
FOR AN ENVIRONMENTAL HAZARDS AND
DEVELOPMENT SAFETY EVALUATION FOR THE
NORTH PYRITE MASTER PLAN AREA**

Requested Action: That the City Council approve the draft Request for Proposals (RFP) for an Environmental Hazards and Development Safety Evaluation for the North Pyrite Master Plan Area and direct staff to release the RFP to qualified environmental consultant firms.

[Staff Report "PDF"](#)

**E. APPOINTMENT OF CITY DELEGATE FOR THE 2026 SOUTHERN
CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) ANNUAL
REGIONAL CONFERENCE AND GENERAL ASSEMBLY**

Requested Action: That the City Council select a Delegate and Alternate for the SCAG General Assembly meeting on Thursday, May 7 through Friday, May 8, 2026 at the JW Marriott Desert Springs Resort in Palm Desert, California.

[Staff Report "PDF"](#)

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

A. MAYOR BERKSON

- 1. UPDATE ON THE RIVERSIDE TRANSIT AGENCY BOARD OF
DIRECTORS MEETINGS OF JANUARY 22, 2026, AND
FEBRUARY 4, 2026.**
- 2. UPDATE ON THE METROLINK / SOUTHERN CALIFORNIA
REGIONAL RAIL AUTHORITY BOARD OF DIRECTORS
MEETING OF JANUARY 23, 2026.**
- 3. UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION**

COMMISSION WORKSHOP OF JANUARY 29, 2026.

- 4. UPDATE ON SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS POLICY COMMITTEE MEETING OF FEBRUARY 5, 2026.**

B. MAYOR PRO TEM BARAJAS

- 1. UPDATE ON THE CALIFORNIA CONTRACT CITIES ASSOCIATION LEGISLATIVE AND EXECUTIVE BOARD MEETING OF JANUARY 28, 2026.**
- 2. UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS EXECUTIVE COMMITTEE MEETING OF FEBRUARY 2, 2026.**
- 3. UPDATE ON THE INTERAGENCY COORDINATING COUNCIL MEETING OF JANUARY 23, 2026.**

C. COUNCIL MEMBER SILVA

- 1. UPDATE ON THE NORTHWEST MOSQUITO AND VECTOR CONTROL MEETING OF JANUARY 15, 2026.**
- 19. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS**
- 20. CITY ATTORNEY'S REPORT**
- 21. COUNCIL MEMBER REPORTS AND COMMENTS**
- 22. ADJOURNMENT**

Adjourn to the Regular Meeting of February 19, 2026, at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley City Council or other services, please contact Jurupa Valley City Hall at (951) 332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Agendas of public meetings and any other writings distributed to all, or a majority of, Jurupa Valley City Council Members in connection with a matter subject to discussion or consideration at an open meeting of the City Council are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at the City of Jurupa Valley, 8930 Limonite Avenue, Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, Jurupa Valley City

Council Members. The City Council may also post the writing on its Internet website at www.jurupavalley.org.

Agendas and Minutes are posted on the City's website at www.jurupavalley.org.