



REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL

Thursday, January 15, 2026

Closed Session: 6:00 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. 6:00 PM - CALL TO ORDER AND ROLL CALL FOR CLOSED SESSION

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

2. CONVENE TO CLOSED SESSION

A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS

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: *Sheldon Development Co. v. City of Jurupa*

C. 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).

D. 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.

3. RECONVENE IN OPEN SESSION

A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION

4. 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

5. INVOCATION

6. PLEDGE OF ALLEGIANCE

7. APPROVAL OF AGENDA

8. PRESENTATIONS:

A. RECOGNITION OF BRIAN BERKSON FOR HIS SERVICE AND CONTRIBUTIONS AS JURUPA VALLEY MAYOR IN 2025

9. 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.

10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

11. CITY MANAGER’S UPDATE

12. APPROVAL OF MINUTES

A. DECEMBER 18, 2025, REGULAR MEETING

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13. 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. 2025-01 APPROVING THE REGISTER OF DEMANDS DATED JANUARY 15, 2026, AND RATIFYING THE REGISTERS OF DEMANDS RELEASED BY THE FINANCE DIRECTOR DECEMBER 11, 2025, THROUGH DECEMBER 30, 2025

Requested Action: That the City Council Adopt **Resolution No. 2026-01:** Approving the Register of Demands for January 15, 2026, in the amount of \$869,545.78 (Exhibit 1); and

Ratifying the Registers of Demands for December 11, 2025, through December 30, 2025, totaling \$ 2,229,146.47 (Exhibit 2).

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C. RECEIVE AND FILE THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE YEAR ENDED JUNE 30, 2024

Requested Action: It is recommended that the City Council receive and file the Annual Comprehensive Financial Report (ACFR) for the year ended June 30, 2024 (Attachment “A”) audited by the City’s independent auditors, Badawi & Associates, CPAs (Badawi & Associates).

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D. ORDINANCE NO. 2025-31

Requested Action: That the City Council conduct a second reading and adoption of **Ordinance No. 2025-31**, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF JURUPA VALLEY COMMUNITY FACILITEIS DISTRICT NO. 2024-003 (LAS PALMAS) AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN

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E. SECOND AMENDMENT FOR CITY HALL ALARM SYSTEM SECURITY SERVICE CONTRACT

Requested Action: That the City Council approve an amendment to add services to the agreement for the security alarm at City Hall with Johnson Controls Security Solutions, LLC to increase full five-year term not-to-exceed to \$19,996.38.

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F. FIRST AMENDMENT TO EXTEND PROFESSIONAL SERVICES AGREEMENT WITH Z&K CONSULTANTS, INC. FOR THE MISSION BOULEVARD PAVEMENT REHABILITATION PHASE 3 PROJECT (CIP 21108)

Requested Action: That the City Council approve the First Amendment to extend the contract term for the Professional Services Agreement with Z&K Consultants, Inc. for Construction Management and Construction Inspection services for the Mission Boulevard Pavement Rehabilitation Phase 3 Project (CIP 21108).

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G. APPROVAL OF CANTERRA FINAL TRACT MAP 38888 FOR SINGLE FAMILY RESIDENCE AND CONDOMINIUM PURPOSES LOCATED SOUTH OF JURUPA ROAD, AND WEST OF CAMINO REAL INCLUDING ACCEPTANCE OF OFFERS OF DEDICATION, APPROVAL OF SUBDIVISION AGREEMENTS, AND ACCEPTANCE OF IMPROVEMENT BONDS

Requested Action:

1. That the City Council approve Final Tract Map 38888 and Authorize the Mayor to approve and accept dedications as follows:
 - a. The easements for street and public utility purposes over all of Lots: A; and
 - b. The easement for public utility and drainage purposes with the right of ingress and egress for emergency vehicles with the “Private Streets” over Lots: B, C, D,E,F,G,H,I,J ; and
 - c. The offer of dedication of Abutters Rights of Access along Camino Real and Jurupa Road/ Railroad.
2. Approve and authorize the Mayor to execute the Subdivision Agreements; and
3. Accept the surety bonds for construction of related improvements and survey monumentation.

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H. REJECTION OF BIDS FOR PACIFIC AVENUE PHASE 2, (CIP 23115)

Requested Action: That the City Council reject bids for the Pacific Avenue Phase 2 Project (CIP23115) from Limonite Avenue to 42nd St. and authorize staff to re-advertise the project.

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I. FINAL BOND RELEASE AND ADOPTION OF A RESOLUTION ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM FOR TRACT MAP 37470 LOCATED SOUTH OF 30TH STREET AND WEST OF SIERRIA AVENUE, AND TRACT MAP 31894 LOCATED EAST AND WEST OF SIERRA AVENUE AND NORTH OF LA CANADA DRIVE (SHADOW ROCK DEVELOPMENT)

Requested Action: That the City Council:

1. Adopt **Resolution No. 2026-02:**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY MANTAINED STREET SYSTEM FOR TRACT MAP 37470 LOCATED SOUTH OF 30TH STREET AND WEST OF SIERRA AVENUE (SHADOW ROCK)

2. Adopt **Resolution No. 2026-03:**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY MANTAINED STREET SYSTEM FOR TRACT MAP 31894 LOCATED EAST AND WEST OF SIERRA AVENUE AND NORTH OF LA CANADA DRIVE (SHADOW ROCK)

3. Authorize the Public Works Director to release the faithful performance bonds and the material and labor bonds for streets and drainage, water systems, and sewer systems, and the subdivision monument bond.

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J. FIRST AMENDMENT TO EXTEND PROFESSIONAL SERVICES AGREEMENT WITH Z&K CONSULTANTS, INC. FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE MARKET STREET PROJECT FROM RUBIDOUX BOULEVARD TO VIA CERRO (CIP #19108)

Requested Action: That the City Council approve the First Amendment to extend the contract term for the Professional Services Agreement (PSA) with Z&K Consultants, Inc for the Market Street Improvements (CIP #19108).

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K. THIRD AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND EXP U.S. SERVICES, INC. FOR ENGINEERING DESIGN SERVICES FOR PACIFIC AVENUE PEDESTRIAN AND BICYCLE IMPROVEMENTS, FOR PACIFIC AVENUE PHASE 2, (CIP 23115)

Requested Action: That the City Council:

- 1) That the City Council approve the Third Amendment to the Agreement

between the City of Jurupa Valley and EXP U.S. Services Inc. for Engineering Design Services for the Pacific Avenue Pedestrian and Bicycle Improvements, extending the term through June 30, 2027 and increasing the contract by \$24,834 to a total not-to-exceed amount of \$289,443.

2. Authorize the City Manager to execute the Third Amendment in substantially the form and format attached, subject to approval by the City Attorney.

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**L. FINAL BOND RELEASE AND ADOPTION OF A
RESOLUTION ACCEPTING CERTAIN STREETS INTO
THE CITY MAINTAINED STREET SYSTEM FOR TRACT
MAP 36823 LOCATED SOUTH OF LIMONITE AVENUE
AND WEST OF DOWNEY STREET (PARADISE KNOLLS)**

Requested Action: That the City Council:

1. Adopt **Resolution No. 2026-04:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO
THE CITY MAINTAINED STREET SYSTEM FOR TRACT MAP
36823 LOCATED SOUTH OF LIMONITE AVENUE AND WEST
OF DOWNEY STREET (PARADISE KNOLLS)**

2. Authorize the Public Works Director to release the faithful performance bonds and the material and labor bonds for streets and drainage, water systems, and sewer systems, and the subdivision monument bond.

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**M. EXECUTION OF AFFORDABILITY AGREEMENT
BETWEEN THE CITY OF JURUPA VALLEY AND
RICHMOND AMERICAN HOMES FOR CANTERRA
HOUSING DEVELOPMENT**

Requested Action: That the City Council adopt **Resolution No. 2026-05** approving the Affordability Agreement between the City of Jurupa Valley and Richmond American Homes of Maryland, Inc. (Richmond American) for the designation of three (3) income-restricted units required as part of the Canterra housing development and authorize the City Manager to execute the Agreement.

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**N. AUTHORIZATION TO ACCEPT 2024 CALHOME SUPER NOFA FUNDS
FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND**

COMMUNITY DEVELOPMENT FOR THE DEVELOPMENT OF AN OWNER OCCUPIED MANUFACTURED HOME REPAIR PROGRAM

Requested Action: That the City Council adopt **Resolution No. 2026-06** authorizing the acceptance of \$1.8 million in grant funds from the California Department of Housing and Community Development's CalHome Homeownership Super NOFA to support owner-occupied repair assistance for program eligible manufactured homeowners.

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14. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

15. PUBLIC HEARINGS

- A. **PUBLIC HEARING TO CONSIDER MASTER
APPLICATION (MA) NO. 22248: GENERAL PLAN
AMENDMENT, CHANGE OF ZONE, TENTATIVE
TRACT MAP, SITE DEVELOPMENT PERMIT TO
ALLOW FOR CONSTRUCTION OF 232
RESIDENTIAL UNITS AND 24,000 SQUARE FEET
OF COMMERCIAL/RETAIL SPACE WITHIN A 33-
ACRE SITE LOCATED AT THE SOUTHEAST
INTERSECTION OF LIMONITE AVENUE AND
WINEVILLE AVENUE (APNS: 157-250-011, 157-250-
013); APPLICANT: DIVERSIFIED PACIFIC
DEVELOPMENT GROUP, LLC**

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

1. Adopt **Resolution No. 2026-07** entitled:
**A RESOLUTION OF THE CITY COUNCIL OF JURUPA
VALLEY CERTIFYING THE FINAL ENVIRONMENTAL
IMPACT REPORT (STATE CLEARINGHOUSE NUMBER
2024090808), ADOPTING FINDINGS PURSUANT TO THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT,
ADOPTING A STATEMENT OF OVERRIDING
CONSIDERATIONS, AND ADOPTING A MITIGATION
MONITORING AND REPORTING PROGRAM FOR
WINEVILLE MARKETPLACE VILLAGE DEVELOPMENT
PROJECT**
2. Adopt **Resolution No. 2026-08** entitled:
**A RESOLUTION OF THE CITY COUNCIL APPROVING
MASTER APPLICATION NO. 22248 CONSISTING OF
GENERAL PLAN AMENDMENT NO. 22006, TENTATIVE**

TRACT MAP NO. 38541, AND SITE DEVELOPMENT PERMIT NO. 22072 TO PERMIT THE CONSTRUCTION OF 232 RESIDENTIAL UNITS AND 24,000 SQUARE FEET OF COMMERCIAL/RETAIL SPACE WITHIN A 33-ACRE SITE FOR A PROJECT LOCATED AT THE SOUTHEAST INTERSECTION OF LIMONITE AVENUE AND WINEVILLE AVENUE (APNS: 157-250-011, 157-250-013)

3. Conduct a first reading and introduce **Ordinance No. 2026-01**, entitled:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 22006 TO REZONE APPROXIMATELY 33-ACRES FROM PLANNED UNIT DEVELOPMENT (PUD-01) TO PLANNED UNIT DEVELOPMENT (PUD-02) LOCATED AT THE SOUTHEAST INTERSECTION OF LIMONITE AVENUE AND WINEVILLE AVENUE (APNS: 157-250-011, 157-250-013)

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16. COUNCIL BUSINESS:

- A. **AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, IMPOSING A TEMPORARY MORATORIUM ON THE APPROVAL OF NEW DEVELOPMENT APPLICATIONS WITHIN THE NORTH PYRITE MASTER PLAN AREA UNTIL COMPLETION OF ENVIRONMENTAL STUDIES IDENTIFYING AND ADDRESSING SAFETY CONCERNS FOR FUTURE DEVELOPMENT**

Requested Action: That the City Council by a four-fifths (4/5) vote, adopt an Interim Urgency Ordinance entitled:

AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, IMPOSING A TEMPORARY MORATORIUM PURSUANT TO GOVERNMENT CODE SECTION 65858 ON THE ACCEPTANCE, PROCESSING, OR APPROVAL OF NEW DEVELOPMENT APPLICATIONS WITHIN THE PROPOSED NORTH PYRITE MASTER PLAN AREA INCLUDING ASSESSOR PARCEL NUMBERS 171-030-002, 005, 012, 013, 014, 015, 016 & 035; 171-040-004, 005, 026, 034, 046, 047; 173-180-002, PORTION OF 173-180-011 WITH H-I LAND USE, PORTION OF 173-180-12, & 013 WITH C-T LAND USE, 173-180-024, 028, 029 & 030, PENDING COMPLETION OF ENVIRONMENTAL STUDIES TO DETERMINE PUBLIC HEALTH AND SAFETY CONDITIONS ASSOCIATED WITH THE STRINGFELLOW SUPERFUND SITE AND OTHER LEGACY CONTAMINATION CONCERNS, AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINES SECTION 15061(b)(3).

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B. APPROVAL OF RESOLUTION CONCERNING MASKED FEDERAL AGENTS, IMPERSONATION CRIMES, AND RESIDENT PROTECTION

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ON MASKED FEDERAL AGENTS, IMPERSONATION CRIMES AND RESIDENT PROTECTION

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C. ANNUAL RECONFIRMATION PROCESS FOR MEMBERS OF THE COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

Requested Action: That the City Council consider the reconfirmation of the appointment of Community Development Advisory Committee members Nancy Chandroo, Nereyda Hernandez, Rachel Lopez, George Ruiz and Sonia Wraich, pursuant to Section 2.36.030 of the Jurupa Valley Municipal Code.

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D. ANNUAL RECONFIRMATION PROCESS FOR MEMBERS OF THE PUBLIC WORKS ADVISORY COMMITTEE

Requested Action: That the City Council consider the reconfirmation of the appointment of Public Works Advisory Committee members Robert Galindo, Alondra Munuz, Dennis Ralls, Rosa Sandoval and Josh Steffy pursuant to Ordinance No. 2022-13.

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E. ANNUAL RECONFIRMATION PROCESS FOR MEMBERS OF THE PLANNING COMMISSION

Requested Action: That the City Council consider the reconfirmation of the appointment of Planning Commissioners Uriel De La Torre, Penny Newman, Arleen Pruitt, Christobal Rosales and Laura Shultz pursuant to Section 2.35.030(E) of the Jurupa Valley Municipal Code.

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17. 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 DECEMBER 18, 2025, AND JANUARY 14, 2026**

B. MAYOR PRO TEM BARAJAS

1. **UPDATE ON THE CALIFORNIA CONTRACT CITIES ASSOCIATION LEGISLATIVE AND EXECUTIVE BOARD MEETING OF JANUARY 14, 2026.**
2. **UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS STRATEGIC PLANNING SESSION MEETING OF JANUARY 9, 2026.**

18. **COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS**
19. **CITY ATTORNEY'S REPORT**
20. **COUNCIL MEMBER REPORTS AND COMMENTS**
21. **ADJOURNMENT**

Adjourn to the Regular Meeting of February 5, 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.