



REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL

Thursday, February 19, 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 – 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.

C. 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 real property owned by Riverside Legacy, IV LLC located north of Granite Hill Drive and easterly of Pyrite Street (APNs 171-030-005, 171-030-013, 171-030-015, 171-030 - 016, and 173-180-030 based on a letter from G. Braiden Chadwick, attorney for Riverside Legacy, IV LLC, dated February 4, 2026. The letter is available for public inspection from the Office of the City Clerk.

D. 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).

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. STRINGFELLOW SUPERFUND SITE UPDATE

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. FEBRUARY 5, 2026, REGULAR MEETING

[Staff Report "PDF"](#)

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. 2026-10 APPROVING THE REGISTER OF DEMANDS DATED FEBRUARY 19, 2026, AND RATIFYING THE REGISTERS OF DEMANDS RELEASED BY THE FINANCE DIRECTOR FEBRUARY 3, 2026, THROUGH FEBRUARY 9, 2026

Requested Action: That the City Council Adopt **Resolution No. 2026-10:**

Approving the Register of Demands for February 19, 2026, in the amount of \$2,859,638.96 (Exhibit 1); and

Ratifying the Registers of Demands for February 3, 2026, through February 9, 2026 totaling \$228,157.21 (Exhibit 2).

[Staff Report "PDF"](#)

C. SECOND AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND WEST COAST ARBORISTS, INC. FOR TREE TRIMMING MAINTENANCE SERVICES

Requested Action: That the City Council:

1. Approve the Second Amendment to the Agreement between the City of Jurupa Valley (City) and West Coast Arborist, Inc. for tree trimming maintenance services by increasing the annual not-to-exceed amount for an additional \$143,475; and
2. Authorize the City Manager to execute the Second Amendment in substantially the form and format attached and as approved by the City Attorney.

[Staff Report "PDF"](#)

D. AMENDMENT TO EXTEND PROFESSIONAL SERVICES AGREEMENT WITH EXP U.S. SERVICES, INC. FOR THE PYRITE STREET AND STATE ROUTE 60 INTERCHANGE PROJECT

Requested Action: That the City Council approve the Second Amendment to the Professional Services Agreement with EXP U.S. Services, Inc. to extend the contract term for the Pyrite Street and State Route 60 Interchange Ramp Traffic Signal Project (CIP No. 21113).

[Staff Report "PDF"](#)

E. AWARD CONSTRUCTION CONTRACT AND CONSTRUCTION MANAGEMENT AND CONSTRUCTION INSPECTION SERVICES

AGREEMENT FOR THE AGATE STREET COMPLETE PROJECT

Requested Action: That the City Council:

1. Award a construction contract to LCR Earthwork & Engineering, Corp. in the amount of \$1,498,411.20. for the Agate Street Complete Project (CIP #23109); authorize the City Manager to execute the Agreement in the form attached hereto; and approve a contingency amount of up to ten percent (10%) of the original contract amount; and
2. Approve a Professional Services Agreement (PSA) for Construction Management and Inspection (CM/CI) with Z&K Consultants, Inc. in the amount of \$193,998 with a contingency of ten percent (10%) for the Agate Street Complete Project (CIP #23109); and authorize the City Manager to execute the PSA in the form attached hereto; and
3. Approve a budget amendment in the amount of \$194,270.12 from the RMRA fund to increase the RMRA appropriation for CIP #23109 to \$584,270.12; and authorize the Finance Director to make any appropriate budget adjustments.

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F. RESOLUTION OF DENIAL FOR I-15 SELF STORAGE PROJECT (MA20269)

Requested Action: That the City Council adopt Resolution No. 2026-11 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DENYING 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), CHANGE OF ZONE APPLICATION NO. CZ 21001 TO CHANGE THE ZONE OF A PORTION OF THE SITE FROM WATERCOURSE, WATERSHED, AND CONSERVATION AREAS (W-1) TO GENERAL COMMERCIAL (C-1/CP), TENTATIVE PARCEL MAP NO. 39001 (TMP 39001), CONDITIONAL USE PERMIT 21001 (CUP21001), AND SITE DEVELOPMENT PERMIT 21002 (SDP21002) THAT SOUGHT 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)

STAFF REPORT "PDF"

SUPPLEMENTAL STAFF REPORT "PDF"

14. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

15. PUBLIC HEARINGS

A. A PUBLIC HEARING TO CONSIDER AN APPEAL (MA25133, AP25002) TO THE CITY COUNCIL OF THE PLANNING COMMISSION'S DENIAL OF CAMINO TERRACE APARTMENTS PROJECT (MA24164, SDP24074), AN 80-UNIT AFFORDABLE HOUSING PROJECT CONSISTING OF 28 SUPPORTIVE HOUSING UNITS, 51 AFFORDABLE HOUSING UNITS, ONE MANAGER'S UNIT, A 2,560-SQUARE-FOOT COMMUNITY BUILDING, AND A 6,463 SQUARE-FOOT CHILDCARE CENTER LOCATED AT THE NORTHEAST CORNER OF CAMINO REAL AND LIMONITE AVENUE, AND NORTHEAST CORNER OF CAMINO REAL AND CANYON TERRACE DRIVE, ASSESSOR'S PARCEL NUMBERS 185-460-001, 185-470-001, 185-470-002; APPLICANT: WAKELAND HOUSING AND DEVELOPMENT CORPORATION

Requested Action: That the City Council conduct a public hearing and provide direction as follows:

1. **Direct staff to prepare and return with a Resolution upholding the denial** of Master Application No. 24164 (Site Development Permit No. 24074) for the Camino Terrace Apartments Project, an 80-unit affordable and supportive housing development located on a 5.88-acre site along the northeast corner of Camino Real and Limonite Avenue; or
2. **Direct staff to prepare and return with a Resolution approving** the Project with appropriate findings, waivers, and conditions.

Staff Report "PDF"

Correspondence 1

Correspondence 2

Correspondence 3

B. PUBLIC HEARING TO CONSIDER AN INTERIM URGENCY ORDINANCE EXTENDING 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**

Requested Action: That the City Council conduct a public hearing and adopt, by a 4/5's vote, Urgency Ordinance No. 2026-02, entitled:

**AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF JURUPA VALLEY, CALIFORNIA, EXTENDING
A TEMPORARY MORATORIUM ADOPTED BY THE CITY
COUNCIL (INTERIM URGENCY ORDINANCE 2026-01)
PURSUANT TO GOVERNMENT CODE SECTION 65858 ON THE
ACCEPTANCE, PROCESSING, OR APPROVAL OF NEW
DEVELOPMENT APPLICATIONS WITHIN THE PROPOSED
NORTH PYRITE MASTER PLAN AREA**

[Staff Report "PDF"](#)

[Correspondence 1](#)

- C. **PUBLIC HEARING TO CONSIDER ZONING CODE AMENDMENT NO. 24004 (ZCA24004) AN AMENDMENT TO TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE THAT: 1) AMENDS REGULATIONS PERTAINING TO HOME OCCUPATIONS; 2) ADDS SECTION 9.240.570 ESTABLISHING HOME OCCUPATION DEVELOPMENT, DESIGN, AND OPERATIONAL STANDARDS; 3) ALLOWS HOME OCCUPATIONS IN ALL ZONES THAT PERMIT SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS; 4) AMENDS APPEAL PROVISIONS; AND 5) MAKES A FINDING OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061(B)(3)**

Requested Action: That the City Council conduct a public hearing and introduce the first reading of Ordinance No. 2026-03, entitled:

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY AMENDING
TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE TO 1)
REVISE THE DEFINITION OF HOME OCCUPATIONS; 2) ADD A
NEW SECTION 9.240.570 ESTABLISHING HOME OCCUPATION
DEVELOPMENT, DESIGN, AND OPERATIONAL STANDARDS; 3)
ALLOW HOME OCCUPATIONS IN ALL ZONES THAT ALLOW
SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS; 4) AMEND
APPEAL PROVISIONS, AND 5) MAKE A FINDING OF
EXEMPTION PURSUANT THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT SECTION 15061(B)(3) AND 15031**

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**D. AMENDMENT TO ESTABLISH CONSTRUCTION COST INDEX
ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY
TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM**

Requested Action: That the City Council:

1. Conduct a public hearing to receive public comments regarding Council actions to amend the applicable Transportation Uniform Mitigation Fee (TUMF) applicable to all developments in the City of Jurupa Valley to establish construction cost index (CCI) adjustments and find the action exempt from CEQA pursuant to CEQA Guidelines Sections 15061, 15062 and 15378; and
2. Adopt Resolution No. 2026-12, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
JURUPA VALLEY AMENDING THE APPLICABLE
TRANSPORTATION UNIFORM MITIGATION FEE (TUMF)
APPLICABLE TO ALL DEVELOPMENTS IN THE CITY OF
JURUPA VALLEY AND FINDING THIS RESOLUTION
EXEMPT FROM CEQA**

3. Adopt Ordinance No. 2026-04, entitled:

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY
AMENDING ORDINANCE NO. 2025-01 TO ESTABLISH
CONSTRUCTION COST INDEX ADJUSTMENTS TO THE
WESTERN RIVERSIDE COUNTY TRANSPORTATION
UNIFORM MITIGATION FEE (TUMF) PROGRAM AND
FINDING THIS ORDINANCE EXEMPT FROM CEQA**

[Staff Report "PDF"](#)

16. COUNCIL BUSINESS:

**A. A TOLLING AGREEMENT WITH PYRITE LEASING, LLC
FOR INSURANCE AUTO AUCTION SITE AT 3500
PYRITE ROAD**

Requested Action: That the City Council approve the Tolling Agreement between the City of Jurupa Valley and Pyrite Leasing, LLC for the Insurance Auto Auction site at 3500 Pyrite Road in substantially the form submitted to the City Council and authorize the City Manager to execute the Tolling Agreement on behalf of the City.

[Staff Report "PDF"](#)

**B. 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.

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

A. MAYOR BERKSON

- 1. UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION
COMMISSION MEETING OF FEBRUARY 11, 2026.**

B. MAYOR PRO TEM BARAJAS

- 1. UPDATE ON THE CALIFORNIA CONTRACT CITIES
ASSOCIATION LEGISLATIVE AND EXECUTIVE BOARD
MEETINGS OF FEBRUARY 11, 2026, AND FEBRUARY 18, 2026.**
- 2. UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF
GOVERNMENTS EXECUTIVE COMMITTEE MEETINGS OF
FEBRUARY 11, 2026, AND FEBRUARY 19, 2026.**

C. COUNCIL MEMBER SILVA

- 1. UPDATE ON THE NORTHWEST MOSQUITO AND VECTOR
CONTROL MEETING OF FEBRUARY 19, 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 March 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.