



REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL

Thursday, March 5, 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: *City of Jurupa Valley V. Cortez, et al.* (Riverside County Superior Court Case No. CVRI2105001).

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 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 and a letter from Wakeland Development Company dated February 25, 2026. 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. PET OF THE MONTH

B. UPDATE BY COUNTY OF RIVERSIDE REGARDING THE JURUPA VALLEY GRADE SEPARATION PROJECT

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 19, 2026, 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. 2026-13 APPROVING THE REGISTER OF DEMANDS DATED MARCH 5, 2026, AND RATIFYING THE REGISTERS OF DEMANDS RELEASED BY THE FINANCE DIRECTOR FEBRUARY 12, 2026, THROUGH FEBRUARY 20, 2026

Requested Action: That the City Council Adopt **Resolution No. 2026-13:**

Approving the Register of Demands for March 5, 2026, in the amount of \$2,749,841.53 (Exhibit 1); and

Ratifying the Registers of Demands for February 12, 2026, through February 20, 2026 totaling \$638,346.30 (Exhibit 2).

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C. QUARTERLY INVESTMENT REPORT FOR THE QUARTER ENDING DECEMBER 31, 2025, FOR FISCAL YEAR 2025-2026

Requested Action: That the City Council receive and file the quarterly investment report for the quarter ending December 31, 2025 (first quarter of Fiscal Year 2025-2026).

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D. ORDINANCE NO. 2026-03

Requested Action: That the City Council conduct a second reading and adoption of **Ordinance No. 2026-03**, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY AMENDING CHAPTER 3.70, WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM, TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS AND REVISE THE DEFINITIONS OF “MULTI-FAMILY RESIDENTIAL UNIT” AND “SINGLE FAMILY RESIDENTIAL UNIT” TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM AND FINDING THIS ORDINANCE EXEMPT FROM CEQA

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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. 2026-14**, 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. 2026-15**, 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 BUILDING SPACE WITHIN THE 4 ACRE COMMERCIAL LAND USE DESIGNATION, FOR A PROJECT LOCATED ON A 33-ACRE SITE AT THE SOUTHEAST INTERSECTION OF LIMONITE AVENUE AND WINEVILLE AVENUE (APNS: 157-250-011, 157-250-013)

3. That the City Council conduct a first reading and introduce **Ordinance No. 2026-04**, 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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[Correspondences 1](#)

[Correspondence 2](#)

Correspondences 3

B. PUBLIC HEARING TO ADOPT THE CITYWIDE CORRIDORS PLAN

Requested Action: That the City Council conduct a public hearing and adopt **Resolution No. 2026-16**, entitled as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING THE CITYWIDE CORRIDORS PLAN AND FINDING THE CITYWIDE CORRIDORS PLAN IN CONFORMANCE WITH CITY OF JURUPA VALLEY GENERAL PLAN AND ADOPTING AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN (SCH #2016021025) IN CONNECTION WITH APPROVING THE CITYWIDE CORRIDORS PLAN

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16. COUNCIL BUSINESS:

A. APPOINTMENT TO FILL AN UNEXPIRED TERM ON THE COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

Requested Action: That Mayor Brian Berkson make an appointment to fill an unscheduled vacancy on the Community Development Advisory Committee 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 Section 2.36.030(B) of the Jurupa Valley Municipal Code.

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B. DISCUSSION OF THE CASTELLANO TRAIL COMMUNITY MEETING, AND APPROPRIATION OF FUNDS FOR IMPROVEMENTS IN THE CRESTMORE HEIGHTS COMMUNITY

Requested Action: That the City Council receive a presentation regarding the Castellano Trail, recent community meeting, and provide direction on the appropriation of funds for the Crestmore Heights community.

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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 FEBRUARY 26, 2026, AND MARCH 4, 2026.**
- 2. UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION MEETING OF FEBRUARY 26, 2026.**
- 3. UPDATE ON SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS POLICY COMMITTEE MEETING OF MARCH 5, 2026.**
- 4. UPDATE ON THE METROLINK / SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY BOARD OF DIRECTORS MEETING OF FEBRUARY 27, 2026.**

B. MAYOR PRO TEM BARAJAS

- 1. UPDATE ON THE CALIFORNIA CONTRACT CITIES ASSOCIATION LEGISLATIVE AND EXECUTIVE BOARD MEETING OF FEBRUARY 25, 2026.**
- 2. UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS EXECUTIVE COMMITTEE MEETING OF MARCH 2, 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 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.