



REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL

Thursday, March 19, 2026

Closed Session: 5:30 p.m.

Study 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. 5:30 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.

3. RECONVENE IN OPEN SESSION

A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION

4. 6:00 PM - CALL TO ORDER AND ROLL CALL FOR STUDY SESSION

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

5. STUDY SESSION

A. CITY HALL RENOVATION AND EXPANSION

Requested Action: It is recommended that the City Council provide direction to staff on the preferred project option between the following:

Option 1 – Building Renovation and Expansion (Annex Building)

Option 2 – Building Renovation, Expansion, and Remodel of Existing Building

[Staff Report PDF](#)

6. 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

7. INVOCATION

8. PLEDGE OF ALLEGIANCE

9. APPROVAL OF AGENDA

10. PRESENTATIONS:

A. PRESENTATION BY ASHLEY COLE, DIRECTOR OF COMMUNITY RELATIONS & PARTNERSHIPS REGARDING CONSIDERATION OF A SPONSORSHIP AGREEMENT WITH THE INLAND EMPIRE STRYKERS

B. PRESENTATION BY JUDITH PINA, OUTREACH ANALYST – INSURANCE LEGISLATIVE UPDATE

11. 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.

12. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

13. CITY MANAGER’S UPDATE

14. APPROVAL OF MINUTES

A. MARCH 5, 2026, REGULAR MEETING

[Staff Report "PDF"](#)

15. 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. 2026-15 APPROVING THE REGISTER OF DEMANDS DATED MARCH 19, 2026, AND RATIFYING THE REGISTERS OF DEMANDS RELEASED BY THE FINANCE DIRECTOR FEBRUARY 27, 2026, THROUGH MARCH 6, 2026

Requested Action: That the City Council Adopt **Resolution No. 2026-15:**

Approving the Register of Demands for March 19, 2026, in the amount of \$2,058,615.34 (Exhibit 1); and

Ratifying the Registers of Demands for February 27, 2026, through March 6, 2026 totaling \$302,993.79 (Exhibit 2).

[Staff Report "PDF"](#)

C. FISCAL YEAR 2025-2026 MID-YEAR BUDGET AMENDMENTS

Requested Action: That the City Council of the City of Jurupa Valley (Council) approve the proposed Fiscal Year 2025-2026 (FY 25/26) Mid-Year Budget Amendments, presented below, to the City’s FY2 25/26 Budget.

[Staff Report "PDF"](#)

D. CITY COUNCIL APPROVAL OF 2026 LEGISLATIVE PLATFORM

Requested Action: That the City Council approve the Legislative Platform for the calendar year of 2026.

[Staff Report "PDF"](#)

E. AUTHORIZATION TO SUBMIT AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR FUNDING THROUGH THE HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FOR THE DEVELOPMENT OF A FIRST TIME HOMEBUYER PROGRAM

Requested Action: That the City Council adopt **Resolution No. 2026-16** authorizing the submittal of an application to the California Department of Housing and Community Development (HCD) for funding under the Home Investment Partnerships Program (HOME); and if selected, the execution of a standard agreement, any amendments thereto, and any related documents necessary to participate in the home investment partnerships program.

[Staff Report "PDF"](#)

F. 2025 GENERAL PLAN ANNUAL PROGRESS REPORT

Requested Action: That the City Council review the attached 2025 General Plan Annual Progress Report and authorize the City Manager or his designee to submit the report to the California Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD).

[Staff Report "PDF"](#)

**G. AWARD CONSTRUCTION AND CONSTRUCTION
MANAGEMENT AND CONSTRUCTION
INSPECTION SERVICES AGREEMENTS FOR
PACIFIC AVENUE PEDESTRIAN AND BICYCLE
IMPROVEMENTS PHASE 2, CIP 23115**

Requested Action: That the City Council:

1. That the City Council Award a Construction Contract to MDB General Engineering Inc. in the amount of \$2,018,343 with a contingency of ten percent (10%) for the Pacific Avenue Pedestrian and Bicycle Improvements Phase 2 Project (CIP #23115) 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; and
2. Award the Professional Services Agreement (PSA) for Construction Management and Inspection (CM/CI) with TKE Engineering Inc. in the amount of \$237,255 with a contingency of ten percent (10%) for the Pacific Avenue Pedestrian and Bicycle Improvements Phase 2 Project (CIP #23115); and authorize the City Manager to execute the PSA in the form attached hereto.

[Staff Report "PDF"](#)

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

17. PUBLIC HEARINGS

**A. PUBLIC HEARING TO CONSIDER AN APPEAL (MA26056,
AP26002) TO THE CITY COUNCIL OF THE
PLANNING COMMISSION'S APPROVAL OF
MA24018 (CUP24002 & SDP25147) TO ALLOW A
RESTAURANT WITH ON-SITE SALES AND
CONSUMPTION OF ALCOHOLIC BEVERAGES –
SPECIFICALLY BEER, WINE, AND DISTILLED**

SPIRITS LOCATED AT 5667 MISSION BLVD. (APN: 179-112-026); APPLICANT: NOHEMI PENICHE

Requested Action: That the City Council conduct a public hearing and consider Conditional Use Permit (CUP) No. 24002 and Site Development Permit (SDP) No. 25147 to allow a restaurant “Titanic Ceviche Loco” with on-site sales and consumption of alcoholic beverages – specifically beer, wine, and distilled spirits located at 5667 Mission Blvd. and do one of the following:

1. Continue the public hearing and direct that a resolution be presented at a future City Council meeting approving the project;
2. Close the public hearing and direct that a resolution be presented at a future City Council meeting denying the project; or
3. Continue the public hearing and request additional information.

[Staff Report "PDF"](#)

18. COUNCIL BUSINESS:

- A. BUSINESS ITEM RELATED TO AN APPEAL (MA25133; AP25002) TO THE CITY COUNCIL TO CONSIDER RESOLUTIONS EITHER AFFIRMING OR RESCINDING THE PLANNING COMMISSION’S DENIAL OF THE CAMINO TERRACE APARTMENTS PROJECT (MA24164; SDP24074), AN 80-UNIT AFFORDABLE AND SUPPORTIVE HOUSING PROJECT CONSISTING OF 28 SUPPORTIVE HOUSING UNITS, 51 AFFORDABLE HOUSING UNITS, AND ONE MANAGER’S UNIT LOCATED ON A 5.88-ACRE SITE AT THE NORTHEAST CORNER OF CAMINO REAL AND LIMONITE AVENUE. THE PROJECT HAS BEEN REVISED TO REMOVE THE PROPOSED CHILDCARE CENTER AND COMMUNITY BUILDING ON THE NORTHERN PORTION OF THE SITE, WITH DEVELOPMENT CONSOLIDATED ON THE SOUTHERN PORTION OF THE PROPERTY (APNS: 185-470-001, 185-470-002); APPLICANT: WAKELAND HOUSING AND DEVELOPMENT CORPORATION**

Requested Action: That the City Council receive a presentation and conduct a discussion regarding the prepared resolutions associated with the Camino Terrace Apartments Project (Master Application No. 24164; Site Development Permit No. 24074), and consider the following actions:

1. Review, discuss, and adopt the Resolution upholding the Planning Commission’s decision to affirm the ministerial denial of the Camino Terrace Apartments Project, an 80-unit affordable and supportive housing development located on a 5.88-acre site at the northeast corner of Camino Real and Limonite Avenue; or
2. Review, discuss, and adopt the Resolution approving the Camino Terrace Apartments Project with appropriate findings, waivers, and Conditions of Approval reflecting project modifications and negotiated commitments discussed during prior hearings.

[Staff Report "PDF"](#)

Correspondence 1
Correspondences 2
Correspondences 3
Correspondence 4
Correspondence 5
Correspondence 6
Correspondence 7
Correspondence 8
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Correspondence 10
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Correspondence 13
Correspondence 14
Correspondence 15

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

A. MAYOR BERKSON

- 1. UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION
COMMISSION MEETING OF MARCH 11, 2026.**
- 2. UPDATE ON THE COUNTY OF RIVERSIDE CITY SELECTION
MEETING OF GOVERNMENTS POLICY COMMITTEE
MEETING OF MARCH 12, 2026.**

B. MAYOR PRO TEM BARAJAS

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

C. COUNCIL MEMBER SILVA

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

23. ADJOURNMENT

Adjourn to the Regular Meeting of April 2, 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.