



City of Jurupa Valley

Staff Report

DATE: FEBRUARY 5, 2026
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ROD BUTLER, CITY MANAGER
BY: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY
DEVELOPMENT DIRECTOR
SUBJECT: AGENDA ITEM NO. D

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

RECOMMENDATION

It is recommended 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.

BACKGROUND

The North Pyrite Master Plan (NPMP) Area is located at the lower end of North Pyrite Canyon and is adjacent to the Stringfellow Superfund Site, former and active mining operations, and other legacy industrial uses. Due to the area's environmental history and proximity to ongoing remediation activities, the City Council has consistently emphasized the importance of ensuring that future development does not pose unacceptable risks to public health, worker safety, downstream communities, or the effectiveness of remediation systems.

At multiple City Council meetings and study sessions, Councilmembers have expressed concern about proceeding with new development or land use changes in the North Pyrite area without a comprehensive, area-wide evaluation of environmental hazards. Due to these concerns, City Council provided direction to proceed with a comprehensive environmental hazard study for the North Pyrite Master Plan (NPMP) area at its August 7, 2025 City Council meeting. Council direction has been clear that the City should not approve new development until it can be demonstrated, using defensible, science-based information, that development can occur safely and

in coordination with ongoing and planned remediation activities associated with the Stringfellow Superfund Site.

At the January 15, 2026 City Council meeting, the City Council adopted an interim urgency ordinance temporarily restricting new development activity within the North Pyrite Master Plan Area while environmental studies are prepared. Concurrently, the City has advanced refinement of the North Pyrite Master Plan and has continued coordination with the Center for Community Action and Environmental Justice (CCA EJ), U.S. Environmental Protection Agency (EPA) and California Department of Toxic Substances Control (DTSC).

To implement City Council direction and move toward lifting the moratorium in a responsible and defensible manner, the City has prepared a draft Request for Proposals (RFP) to retain a qualified environmental consultant to conduct an area-wide Environmental Hazards and Development Safety Evaluation.

ANALYSIS

Purpose of Draft RFP

The draft RFP is intended to solicit proposals from qualified environmental consulting firms to prepare a comprehensive evaluation addressing soil, groundwater, vapor intrusion, structural constraints, extreme storm events, and compatibility with existing and planned Stringfellow Superfund remediation infrastructure.

The study is designed to provide the City Council with clear, science-based information to answer the fundamental questions repeatedly raised by Council and the community:

- Whether development can safely occur within the North Pyrite Master Plan Area;
- Where development may be appropriate; and
- Under what conditions or limitations development may be allowed.

The City consulted with Dudek (environmental and engineering firm) and The Planning Center (land use and environmental planning firm) and provided technical and strategic input to help the City frame the scope, level of analysis, and sequencing for a future environmental hazard study for the North Pyrite Master Plan area. Their input focused on identifying key environmental risk topics (including hazardous materials, vapor intrusion, and legacy contamination considerations), appropriate study scale (area-wide versus parcel-specific), anticipated CEQA pathways, and realistic timelines and cost ranges, which collectively informed preparation of the Request for Proposals (RFP) for the hazard study. The RFP emphasizes that the consultant's work must be



suitable for reliance in future City Council decision-making, land use policy development, and environmental review under the California Environmental Quality Act (CEQA).

City Council Review and Contract Approval

At this time, it is recommended that the City Council review and approve the draft RFP. No consultant has been selected and no contract is being approved as part of this action.

Following issuance of the RFP, receipt of proposals, and completion of a competitive evaluation process, a proposed Professional Services Agreement for a recommended consultant would be presented to City Council for consideration. This ensures full transparency and maintains City Council authority over consultant selection and contract execution.

Cost Recovery for Environmental Study

The estimated cost of the Environmental Hazards and Development Safety Evaluation is between \$200,000 to \$300,000 due to the technical complexity of the site, need for regulatory coordination, and level of analysis required to protect public health and safety. The estimated cost for the supplemental environmental impact report is \$300,000.

Consistent with City Council discussions, a cost-recovery program will be developed to reimburse the City for the cost of the study over time. Potential mechanisms may include, but are not limited to:

- Pro rata fair-share contributions from future development projects within the North Pyrite Master Plan Area;
- Reimbursement agreements tied to discretionary land use approvals; and
- Other legally permissible cost-recovery tools reviewed in consultation with the City Attorney.

Any cost-recovery program would be brought back to the City Council for review and approval prior to implementation and would be structured to ensure fairness, transparency, and legal compliance.

PROJECT SCHEDULE (ESTIMATED)

The following draft schedule is provided for planning purposes. The City reserves the right to modify the schedule as necessary. Proposers would be required to include a detailed project schedule consistent with the milestones below:



Milestone	Target Date
RFP Release	February 16, 2026
Questions Due	March 2, 2026
Proposals Due	March 16, 2026
Week of Consultant Interviews	March 23, 2026
Consultant Selection	April 6, 2026
City Council Contract Approval	May 7, 2026

FINANCIAL IMPACT

There is no immediate fiscal impact associated with City Council review of the draft RFP. Funding for the environmental study and any related cost-recovery program will be addressed through future City Council actions.

ALTERNATIVES

1. **Recommended Action:** Approve the RFP and release the RFP
1. **Alternative Action:** Direct staff to revise the draft RFP based on City Council feedback prior to issuance;
2. **Defer Action:** Defer review of the RFP to a future City Council meeting.



Prepared by:



Joe Perez
Assistant City Manager/
Community Development Director

Submitted by:



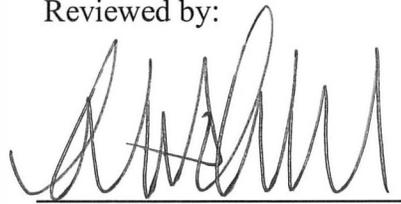
Rod B. Butler
City Manager

Reviewed by:



Susan Paragas
Director of Finance

Reviewed by:



Michael Flad
Assistant City Manager

Reviewed by:



Peter M. Thorson
City Attorney

ATTACHMENT

1. Draft Request for Proposals – Environmental Hazards and Development Safety Evaluation, North Pyrite Master Plan Area

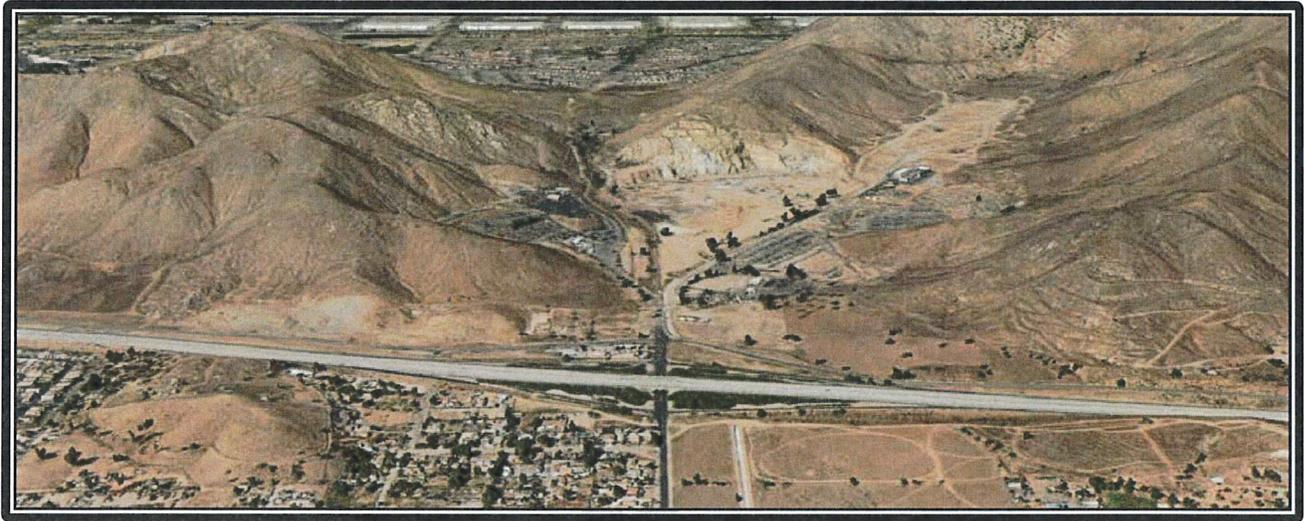




Request for Proposal

**Environmental Hazards and Development
Safety Evaluation**

North Pyrite Master Plan Area



City of Jurupa Valley
Community Development Department
8930 Limonite Avenue
Jurupa Valley CA 92509

**Request for Proposal Release Date:
February 16, 2026**

**Request for Proposal Due Date:
March 16, 2026**

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DRAFT



A. Introduction

The City of Jurupa Valley (“City”) invites proposals from qualified environmental consulting firms to conduct a comprehensive Environmental Hazards and Development Safety Evaluation for the North Pyrite Master Plan (NPMP) Area.

The selected consultant will provide the City with defensible, science-based information necessary to support City Council decision-making regarding future land use, zoning, and development in the North Pyrite Canyon area.

B. Electronic Submission

Proposals shall be submitted electronically in PDF format. Proposals must be received no later than **3:00 p.m. on March 16, 2026.**

Submittals shall be emailed to:

Jim Pechous, Principal Planner
City of Jurupa Valley
jpechous@jurupavalley.org

Late proposals will not be accepted.

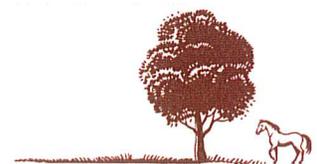
C. Anticipated Schedule

The following schedule is provided for planning purposes. The City reserves the right to modify the schedule as necessary.

Activity	Target Date
RFP Release	February 16, 2026
Deadline for Submitting Questions	March 2, 2026
Deadline for Submitting Proposals	March 16, 2026
Week of Interviews (if needed)	March 23, 2026
Consultant Selection	April 6, 2026
City Council Contract Approval	May 7, 2026

D. City of Jurupa Valley Overview

The City of Jurupa Valley is located in western Riverside County and is home to approximately 108,000 residents. The City was incorporated in 2011 and includes a mix of established neighborhoods, commercial centers, industrial areas, and emerging employment centers.



The North Pyrite Master Plan Area is located at the lower end of North Pyrite Canyon and is adjacent to the Stringfellow Superfund Site, former and active mining operations, and various industrial and auto-related uses. Due to the area’s environmental history and proximity to ongoing remediation activities, the City Council has consistently emphasized that future development must not proceed until it can be demonstrated that such development can occur safely and without interfering with remediation systems.

At multiple City Council meetings and study sessions, the Council has directed staff to prepare an area-wide environmental hazards evaluation to support informed land use and policy decisions. This RFP implements that direction.

E. Project Background and Purpose

The North Pyrite Master Plan Area is located at the lower end of North Pyrite Canyon and is adjacent to the Stringfellow Superfund Site, active and former mining operations, and various industrial and auto-related uses.

City Council direction has consistently emphasized that future development may not proceed until it is clearly established that such development can occur safely, without creating unacceptable risks to future workers, visitors, or downstream residents, and without interfering with ongoing or planned remediation activities associated with the Stringfellow Superfund Site.



NORTH PYRITE MASTER PLAN BOUNDARY

A primary purpose of this study is to provide the City Council with defensible, science-based findings that clearly identify whether, where, and under what conditions future development may safely occur, as defined in Section B of this RFP.

The consultant’s analysis shall be structured to support policy and entitlement decision-making, and shall be suitable for reliance by the City Council, regulatory agencies, and future CEQA documentation.



F. Definition of “Safe” for Purpose of This Study

For purposes of this Request for Proposals, the term “safe” shall mean that future development within the North Pyrite Master Plan Area can occur without creating unacceptable risks to public health, worker safety, environmental systems, or downstream communities, and without compromising existing or planned remediation and monitoring activities associated with the Stringfellow Superfund Site. At a minimum, a determination of safety shall address the following components:

1. Human Health and Occupant Safety

Development shall be considered safe only if potential exposure to soil, groundwater, soil vapor, and ambient air contaminants can be prevented or reduced to levels protective of human health for employees, visitors, contractors, and construction, operations, and maintenance personnel, using accepted scientific methods and health-protective assumptions.

2. Compatibility with Stringfellow Superfund Remediation

Development shall be considered safe only if it does not interfere with, impair access to, or reduce the effectiveness of existing or planned remediation, monitoring, extraction, conveyance, or treatment systems associated with the Stringfellow Superfund Site.

3. Structural and Subsurface Integrity

Development shall be considered safe only if the weight, depth, footprint, and foundation design of future structures will not damage or impair extraction wells, monitoring wells, subsurface piping, treatment systems, easements, or access corridors, and if appropriate setbacks, load restrictions, and protection zones can be established and enforced.

4. Groundwater and Extreme Event Resilience

Development shall be considered safe only if groundwater conditions remain protective under both typical and reasonable worst-case scenarios, including 100-year storm or equivalent design storm events, and if development does not increase the risk of contaminant mobilization, plume migration, or remediation system failure during extreme events.

5. Downstream and Off-Site Public Safety

Development shall be considered safe only if it does not increase risks to downstream residents, infrastructure, or waterways due to flooding, sediment transport, contaminant migration, or system failure during extreme storm events, and if reasonable protective measures can be identified to prevent off-site impacts.



6. Regulatory and Long-Term Viability

Development shall be considered safe only if safety conclusions remain protective over the long term, are consistent with anticipated U.S. Environmental Protection Agency (EPA) Record of Decision (ROD) requirements, and are defensible for CEQA compliance, entitlement decisions, and regulatory or judicial review.

7. Clarity for Decision-Making

The consultant shall clearly distinguish between areas where development may proceed with standard mitigation, areas where development may proceed only with enhanced engineering controls or operational limitations, and areas where development should be restricted or deferred due to unresolved safety or remediation constraints.

A determination that development may be considered “safe” does not imply the absence of risk, but rather that risks can be managed to acceptable levels through enforceable conditions, engineering controls, and ongoing regulatory oversight.

G. SCOPE OF SERVICES

TASK 1 – COORDINATION AND TECHNICAL REPORTING

The consultant shall complete a kick off meeting with key staff members and the Center for Community Action and Environmental Justice (CCA EJ), attend meetings with staff for coordination including City Attorney, EPA, and DTSC as needed, and prepare technical and public-facing reports and Planning Commission and City Council presentation materials and attend Planning Commission, City Council, and community meetings as needed.

TASK 2 – DATA COMPILATION AND RECORDS REVIEW

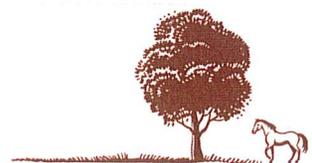
The consultant shall compile and review available regulatory and technical data from EPA Superfund records, California Department of Toxic Substances Control (DTSC) EnviroStor, State Water Board GeoTracker, and CalRecycle SWIS, including sites within and adjacent to the NPMP Area. A Cortese List review pursuant to Government Code §65962.5 shall be completed.

TASK 3 – FIELD VERIFICATION AND TARGETED SAMPLING (AS NEEDED)

Limited sampling may be proposed only where necessary to address data gaps and must be coordinated with EPA and DTSC to avoid interference with remediation activities.

TASK 4 – RISK CHARACTERIZATION AND DEVELOPMENT SAFETY ANALYSIS

The consultant shall develop a conceptual site model, evaluate exposure pathways and receptors, identify mitigation measures, and assess land use compatibility.



TASK 5- GROUNDWATER AND EXTREME EVENT EVALUATION

Groundwater conditions shall be evaluated under both existing conditions and reasonable worst-case scenarios, including 100-year storm events, to assess risks of contaminant mobilization, system failure, and downstream impacts.

TASK 6 – STRINGFELLOW REMEDIATION COORDINATION AND DEVELOPMENT CONSTRAINTS

The consultant shall map remediation infrastructure and evaluate impacts from structural loads, foundation systems, grading, and soil compaction on remediation systems, and recommend setbacks, load restrictions, engineering controls, and construction requirements.

TASK 7 – SECONDARY ENVIRONMENTAL AND PUBLIC SAFETY HAZARDS

The consultant shall evaluate noise, air quality, wildfire risk, emergency access, infrastructure constraints, and downstream public safety risks associated with extreme events.

TASK 8 – MAPPING AND VISUALIZATION

GIS-based maps identifying contamination areas, buffers, protection zones, and development constraints shall be prepared.

TASK 9 – COORDINATION AND TECHNICAL REPORTING

The consultant shall coordinate with City staff including City Attorney, CCAEJ, EPA, and DTSC, and prepare technical and public-facing reports and City Council presentation materials.

H. DELIVERABLES

1. Regulatory and data source summary: A concise summary of all environmental data reviewed, including EPA, DTSC, and State Water Board records. The summary shall identify known contamination issues, regulatory status, data gaps, and how each source informed the analysis.
2. GIS shapefiles and hazard maps clearly illustrating:
 - Known contamination areas and remediation infrastructure;
 - Areas of potential environmental or safety concern;
 - Recommended buffers, protection zones, and development constraint areas.
 - Maps shall be suitable for use in planning documents, CEQA exhibits, and public presentations.
3. Draft and Final Technical Reports documenting:



- Existing environmental conditions;
- Soil, groundwater, and vapor intrusion analysis;
- Structural loading and remediation infrastructure considerations;
- Evaluation of worst-case scenarios, including extreme storm events; and
- Supporting analysis for development safety conclusions.

This report shall be suitable for use as a technical appendix to future CEQA documents.

4. Public summary report, concise, non-technical summary explaining:
 - What environmental and safety issues were evaluated;
 - What the findings mean in practical terms; and
 - How those findings relate to future development in the North Pyrite area.
 - This report shall be written for community members, property owners, and elected officials.
5. A policy-focused memorandum written for City Council that clearly identifies:
 - Where development may safely occur;
 - Where development may occur only with specific conditions or engineering controls; and
 - Where development should be restricted or deferred due to safety or remediation concerns.
 - The memorandum shall summarize required development conditions, key assumptions, and limitations, and shall be suitable for direct reliance in staff reports, CEQA findings, ordinance actions, and land use decisions.
6. City Council presentation materials
 - Presentation slides summarizing study findings, development safety conclusions, and recommended conditions, suitable for use at a public City Council meeting.

I. SUBMITTAL GUIDELINES

To achieve a uniform review process and obtain the maximum degree of comparability, the proposal shall be organized in the manner specified below.

Cover Letter

Present an introduction indicating your understanding of the proposed project and introducing the team. Outline any unique features or conditions that the firm/team may be particularly well qualified to address. The cover letter must include the complete name and address of the prime consultant and the name, email address, and telephone number of the contact person regarding the RFP response. A signature by an authorized representative must be included. Said signature will be considered confirmation of the Consultant's ability and willingness to comply with all provisions stated herein.

Table of Contents

Clearly identify the contents of the submittal by section and page number where those section are located. The Table of Contents must be a comprehensive listing of the contents included in your RFP response.



Project Team

Identify the proposed team, including an organizational chart that specifies roles for each key team member. Identify the prime consultant and each subconsultant, describing the role and specialty of each firm and what each firm brings to the team. Provide highlights or a summary of the relevant experience each firm brings to the project. Include experience on complex projects that include multiple stakeholders, in particular, bringing multiple agencies together in an effort to understand the roles of each and how collectively their resources can be of benefit to each other.

This section should be in descriptive yet succinct narrative form. More detailed firm overviews, resumes for key staff, and detailed descriptions of relevant and similar projects shall be included in the subsequent Qualifications section.

Project Understanding and Approach

While it is the intent of the City to work closely with a selected team on a detailed scope of work, explain generally how your team would approach this effort, your guiding philosophy behind that approach, and why you believe that approach is the most effective for Jurupa Valley.

Qualifications

For the prime consultant and each subconsultant, provide your firm overview, resumes for key staff, and a minimum of three relevant or hazard evaluations. Resumes shall be limited to one-page each. Include the history of the firm and the number of years in business. Also include your fields of expertise environmental hazard evaluations and completion of comparable projects.

References

Provide a minimum of three references for the prime consultant and each subconsultant. Include reference name, title, agency, email address, and phone number, and identify what project(s) they would be speaking about.

Exceptions/Deviations

After consultant selection and preparation of an agreed upon scope of work, the selected consultant will be required to enter into a Professional Services Agreement with the City of Jurupa Valley, which includes the City's standard Terms and Conditions, including insurance requirements. The City's standard Professional Services Agreement is included in Exhibit A. For proposers wishing to propose alternative contract language, this should be identified and explained in your response. If no contractual exceptions are noted, proposers will be deemed to have accepted the contract requirements.

J. EVALUATION CRITERIA



RFP responses deemed as having met the submittal guidelines as indicated herein will be evaluated by an Evaluation Committee. The RFP submittals will be evaluated according to the following criteria:

Criteria Description	Maximum Score
Level of consultant experience and specialized expertise for this assignment	20
Understanding of the project objectives and the definition of “safe”	20
Regulatory coordination capability	20
Technical approach and methodology	20
Fair and Reasonable Cost. Reasonableness of labor rates submitted and competitiveness of these rates with other rates submitted.	20

Upon completion of the evaluations, and only if necessary, selected top ranked consultant teams will be provided an opportunity to interview and further expand on their response. Upon selection of a consultant team, the City will engage in contract negotiations and work collaboratively with the selected team to develop a detailed scope of work, budget, and schedule that best meets the needs of the City. Prior to the City entering into a contractual agreement with the selected consultant, the agreed upon scope of work and cost proposal will require City Council approval at a regularly scheduled public hearing.

K. GENERAL CONDITIONS

The issuance of this RFP does not constitute an agreement by the City that any contract will be entered into by the City. The City expressly reserves the right to:

1. Accept or reject any and all proposals, or any item or part thereof.
2. Seek clarification of information submitted in response to this RFP.
3. Modify the RFP as it deems necessary prior to the submission deadline.
4. Conduct pre-award discussions and/or pre-contract negotiations with any or all consultants who submit RFP responses.
5. Withdraw or cancel this RFP at any time without prior notice. The City makes no representations that any contract will be awarded to any proposer(s) responding to this RFP.

Additional general RFP conditions include:

1. Proposals received by the City are public information and must be made available to any person upon request. Submitted proposals are not to be copyrighted.



2. Any material misrepresentations made by the proposer(s) will void the proposal response and eliminate the proposer(s) from further consideration.
3. The City shall not, in any event, be liable for any pre-contractual expenses incurred by proposer(s) in the preparation of a proposal in response to this RFP. Proposer(s) shall not include any such expenses as part of the proposal.

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Appendix A
City of Jurupa Valley
Sample Professional Service Agreement

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