

DRAFT MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
Thursday, January 15, 2026

The meeting was held at the Jurupa Valley City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

1. 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

Mayor Berkson called the closed session to order at 6:00 p.m.

2. CONVENE TO CLOSED SESSION:

A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS:
None.

B. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION

The City Council met 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 Valley* (Riverside County Superior Court Case No. CVRI2402592).

C. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION

The City Council met 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 met 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: None.

4. 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

Mayor Berkson called the regular meeting to order at 7:10 p.m.

5. INVOCATION: by Pastor Greg Rondeau from Calvary Chapel.

6. PLEDGE OF ALLEGIANCE: led by Mayor Pro Tem Barajas.

7. APPROVAL OF AGENDA:

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Sanchez, and carried unanimously to approve the agenda.

Roll Call:

Ayes: Council Members: Carmona, Sanchez, Silva, Barajas and Mayor Berkson

Noes: Council Members: None

Absent: Council Members: None

8. PRESENTATIONS:

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

9. PUBLIC APPEARANCE/COMMENTS:

- Henry Escalera, City resident; Richard Miller, City resident; Amanda Swager, City resident; Pam Waller, City resident; and Javier Pallares, City resident.

10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS:

Council Member Sanchez wished everyone a Happy New Year; announced recent trip to Sacramento; and announced upcoming Crestmore Project event at the Senior Center to gather public input regarding City trails.

Council Member Carmona thanked everyone in the audience for attending and providing input in important City matters; wished everyone a Happy New Year; and thanked staff and the Sheriff's Department for fast response regarding recent fallen trees due to rainstorms.

Mayor Berkson wished everyone a Happy New Year.

11. CITY MANAGER'S UPDATE:

Rod Butler, City Manager provided an update and where to get information and latest updates regarding the Burrtec Trash Truck incident near Pleasant Valley Park. Invited residents to participate in the citywide Freight Survey. Announced that applications are now open for the Community Development Block Grant Public Service Grants. Upcoming free Flood Preparedness Workshop. Upcoming Martin Luther King J. Holiday City closure.

Mike Flad, Assistant City Manager, provided a report on the recent California Contract Cities Association Sacramento Legislative Tour attended by Mayor Berkson, Mayor Pro Tem Barajas, Council Member Carmona and Council Member Sanchez.

12. APPROVAL OF MINUTES:

A. DECEMBER 18, 2025, REGULAR MEETING

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Sanchez, and carried unanimously to approve the Minutes of the Regular Meeting of December 18, 2025.

Roll Call:

Ayes: Council Members: Carmona, Sanchez, Silva, Barajas and Mayor Berkson
Noes: Council Members: None
Absent: Council Members: None

13. CONSENT CALENDAR:

A. MOTION TO WAIVE THE READING OF THE TITLE AND TEXT OF ALL ORDINANCES AND RESOLUTIONS INCLUDED IN THE AGENDA, APPROVED

B. **RESOLUTION NO. 2026-01** ADOPTED ENTITLED "A RESOLUTION OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE REGISTER OF DEMANDS DATED JANUARY 15, 2026 (\$869,545.78), AND RATIFYING THE REGISTERS OF DEMANDS RELEASED BY THE FINANCE DIRECTOR DECEMBER 11, 2025, THROUGH DECEMBER 30, 2025 (\$2,229,146.47)"

- C. ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) FOR THE YEAR ENDED JUNE 30, 2024, AUDITED BY THE CITY'S INDEPENDENT AUDITORS, BADAWI & ASSOCIATES, CPAS (BADAWI & ASSOCIATES), RECEIVED AND FILED
- D. **ORDINANCE NO. 2025-31** ADOPTED 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
- E. SECOND 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, APPROVED
- F. 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), APPROVED
- G. APPROVAL OF CANTERRA FINAL TRACT MAP 38888 FOR SINGLE FAMILY RESIDENCE AND CONDOMINIUM PURPOSES LOCATED SOUTH OF JURUPA ROAD, APPROVED AND MAYOR AUTHORIZED TO ACCEPT DEDICATIONS AS FOLLOWS: A) THE EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES OVER ALL OF LOTS: A; 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; MAYOR AUTHORIZED TO EXECUTE THE SUBDIVISION AGREEMENTS; AND SURETY BONDS FOR CONSTRUCTION OF RELATED IMPROVEMENTS AND SURVEY MONUMENTATION, ACCEPTED
- H. BIDS FOR PACIFIC AVENUE PHASE 2, (CIP 23115) FROM LIMONITE AVENUE TO 42ND ST., REJECTED; AND STAFF AUTHORIZED RE-ADVERTISE THE PROJECT
- I. **RESOLUTION NO. 2026-02** ADOPTED ENTITLED "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);” RESOLUTION NO. 2026-03 ADOPTED ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM FOR TRACT MAP 31894 LOCATED EAST AND WEST OF SIERRA AVENUE AND NORTH OF LA CANADA DRIVE (SHADOW ROCK);” AND PUBLIC WORKS DIRECTOR AUTHORIZED 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

- J. FIRST AMENDMENT TO EXTEND THE CONTRACT TERM FOR THE PROFESSIONAL SERVICES AGREEMENT WITH Z&K CONSULTANTS, INC. FOR THE MARKET STREET IMPROVEMENTS PROJECT FROM RUBIDOUX BOULEVARD TO VIA CERRO (CIP #19108), APPROVED
- 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), EXTENDING THE CONTRACT BY \$24,834 TO A TOTAL NOT-TO-EXCEED AMOUNT OF \$289,443, APPROVED; AND CITY MANAGER AUTHORIZED TO EXECUTE THE THIRD AMENDMENT IN SUBSTANTIALLY THE FORM AND FORMAT ATTACHED, SUBJECT TO APPROVAL BY THE CITY ATTORNEY
- L. **RESOLUTION NO. 2026-04** ADOPTED ENTITLED “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);” AND PUBLIC WORKS DIRECTOR AUTHORIZED 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
- M. **RESOLUTION NO. 2026-05** ADOPTED ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING THAT CERTAIN “AFFORDABLE HOUSING AND REGULATORY AGREEMENT, DENSITY BONUS AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS” BETWEEN THE CITY OF JURUPA VALLEY AND RICHMOND AMERICAN HOMES OF MARYLAND, INC.” (CANTERRA- FORMERLY THE WARMINGTON RESIDENTIAL

PROJECT);” AND CITY MANAGER AUTHORIZED TO EXECUTE THE AGREEMENT

Curtis Miller, Housing Manager, provided a staff report and responded to questions. Joe Perez, Assistant City Manager/Community Development Director, responded to questions.

- N. **RESOLUTION NO. 2026-06** ADOPTED ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING 2024 HOMEOWNERSHIP SUPER NOFA (HOSN), CALHOME, ROUND 2, NOTICE OF FUNDING AVAILABILITY (NOFA) FISCAL YEAR 2024/2025 CITY OF JURUPA VALLEY – OOR JURUPA VALLEY (MANUFACTURED HOMES) CONTRACT NO. 25-CALHOME-18712” *(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)*

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Sanchez, and carried unanimously to approve the Consent Calendar Items A through N.

Roll Call:

Ayes: Council Members: Carmona, Sanchez, Silva, Barajas and Mayor Berkson
Noes: Council Members: None
Absent: Council Members: None

14. **CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR: None.**

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

- Public Correspondence: Due to the large number of correspondences received, they may be viewed under the agenda item on the City’s website.

Reynaldo Aquino, Senior Planner, provided a staff report presentation and responded to questions. Joe Perez, Assistant City Manager/Community Services Director, and Peter Thorson, City Attorney, responded to questions.

Mayor Brian Berkson opened the public hearing and invited public testimony.

- Public Testimony: Nolan Leggio, Diversified Pacific Development Group, LLC – Applicant; Charles Teflinger, City resident; James Mcnely, City resident; Cindy Scheirer, City resident; George Ruiz, City resident; Amanda Swager, City resident; Veronika Staffel, City resident; Lisa Lane, City resident; Randy Reynolds, City resident; Pam Waller, City resident; Betty Sanchez, City resident; Mathew Burris, City resident; and Roberto Ramirez.

Majority of the City Council supported continuing the public hearing to the City Council meeting of March 5, 2026.

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

- Public Correspondence: Mitchell Chadwick, Mitchel Chadwick LLP; Kyle Petersen, and Nick Walchuk, Ramboll; Frederic A. Allee and Bernard A. Sentianin, EnviroApplications, Inc. (*two correspondences*); and Marven E. Norman, Center for Community Action and Environmental Justice.

Jim Pechous, Principal Planner, provided a PowerPoint presentation and responded to questions.

- Public Comments: Joaquin Castillejos (*no place of residence provided*); Penny Newman, City resident; Charles Teflinger, City resident; and, Ted Smith, City business owner.

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Silva, and carried unanimously to adopt an **Interim Urgency Ordinance No. 2026-02** 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).”

Roll Call:

Ayes: Council Members: Carmona, Sanchez, Silva, Barajas and Mayor Berkson
Noes: Council Members: None
Absent: Council Members: None

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

Peter Thorson, City Attorney, provided a staff report and responded to questions. Lt. John Shulda, Riverside Sheriff’s Office responded to questions.

- Public Comments: Joaquin Castillejos, Center for Community Action and Environmental Justice (CCA EJ); Penny Newman, CCA EJ; Angel Fajardo, Inland Empire Immigrant Youth Collective (IEIYC); Hector Pereyra, Inland Coalition for Immigrant Justice (IC4IJ); Eddie Torres, IC4IJ; Elsa Hernandez, IC4IJ; Veronica Roman, IC4IJ; Luis Nolasco, American Civil Liberties Union of Southern California (ACLU SoCal); Daniela Ramos Rodriguez, IEIYC; Yazmin Mercado, IC4IJ; and Yeni Ruiz, City resident;

Council Action: Moved by Council Member Carmona, seconded by Mayor Pro Tem Barajas, and carried unanimously to adopt **Resolution No. 2026-07** entitled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ON MASKED FEDERAL AGENTS, IMPERSONATION CRIMES AND RESIDENT PROTECTION.”

Roll Call:

Ayes: Council Members: Carmona, Sanchez, Silva, Barajas and Mayor Berkson
Noes: Council Members: None
Absent: Council Members: None

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

Maria Morris, City Clerk, provided a staff report.

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Silva, and carried unanimously to approve 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.

Roll Call:

Ayes: Council Members: Carmona, Sanchez, Silva, Barajas and Mayor Berkson
Noes: Council Members: None
Absent: Council Members: None

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

Maria Morris, City Clerk, provided a staff report.

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Silva, and carried unanimously to approve the reconfirmation of the appointment of Public Works Advisory Committee members Robert Galindo, Alondra Munoz, Dennis Ralls, Rosa Sandoval and Josh Steffy pursuant to Ordinance No. 2022-13.

Roll Call:

Ayes: Council Members: Carmona, Sanchez, Silva, Barajas and Mayor Berkson
Noes: Council Members: None
Absent: Council Members: None

E. **ANNUAL RECONFIRMATION PROCESS FOR MEMBERS OF THE PLANNING COMMISSION**

Maria Morris, City Clerk, provided a staff report.

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Silva, and carried unanimously to approve the reconfirmation of the appointment of Planning Commissioners Uriel De La Torre, Arleen Pruitt, and Christobal Rosales pursuant to Section 2.35.030(E) of the Jurupa Valley Municipal Code; and open a vacancy due to the resignation of Planning Commissioner Penny Newman.

Roll Call:

Ayes: Council Members: Carmona, Sanchez, Silva, Barajas and Mayor Berkson
Noes: Council Members: None
Absent: Council Members: None

Council Action: Moved by Council Member Silva, seconded by Mayor Pro Tem Barajas, and carried 3-2 with Council Member Carmona and Council Member Sanchez opposed to approve the reconfirmation of the appointment of Planning Commissioner Laura Shultz pursuant to Section 2.35.030(E) of the Jurupa Valley Municipal Code.

Roll Call:

Ayes: Council Members: Silva, Barajas and Mayor Berkson
Noes: Council Members: Carmona and Sanchez
Absent: Council Members: None

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

A. MAYOR BERKSON

1. PROVIDED UPDATE ON THE RIVERSIDE TRANSIT AGENCY BOARD OF DIRECTORS MEETINGS OF DECEMBER 18, 2025, AND JANUARY 14, 2026.

B. MAYOR PRO TEM BARAJAS

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

18. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS: None.

19. CITY ATTORNEY'S REPORT: None.

20. COUNCIL MEMBER REPORTS AND COMMENTS:

Council Member Sanchez congratulated the newly reconfirmed Commissioners and Committee Members and reinstated from a prior public comment the importance of conducting themselves with integrity, respect for the community and act professionally. Mayor Berkson thanked Council Member Sanchez for her comments and hoped for the City Council to continue working together with the commissions and committees for the good of the community.

21. ADJOURNMENT:

There being no further business before the City Council, Mayor Berkson adjourned the meeting at 10:48 p.m. to Thursday, February 5, 2026, at 7:00 p.m., in the City Council Chamber located at 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,

MARIA MORRIS, CITY CLERK

Approved: February 5, 2026