

DRAFT MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
Thursday, February 5, 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 STUDY SESSION:

- Brian Berkson, Mayor
- Armando Carmona, Council Member
- Veronica Sanchez, Council Member
- Guillermo Silva, Council Member

Mayor Berkson called the study session to order at 5:07 p.m.

Mayor Pro Tem Barajas had an excused absence.

2. STUDY SESSION:

A. PROPOSED UPDATES TO ANIMAL-KEEPING, EQUESTRIAN, AND AGRICULTURAL STANDARDS

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

- Public Comments: Pete Delmatoff, City resident (*Handout*); Chris Denan, City resident; Amy Ortiz, City resident; Lucinda Metcalfe, City resident; Amanda Swager, City resident; Deanna Conner, City resident; Stacey Burris, City resident; and Raul Orozco, City resident.

3. CONVENE TO CLOSED SESSION AND CALL TO ORDER:

- 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 6:35 p.m.

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

B. 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.

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

4. RECONVENE IN OPEN SESSION:

A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION: Peter Thorson, City Attorney, announced that the City Council approved a stipulated judgement in the matter City of Jurupa Valley v. Cortez et al., and it will be available in a week or so.

5. 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

Mayor Berkson called the regular meeting to order at 7:00 p.m.

6. INVOCATION: by Rajan Zed, President, Universal Society of Hinduism.

7. PLEDGE OF ALLEGIANCE: by Riverside County Fire Chief Robert Fish.

8. APPROVAL OF AGENDA:

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Silva, 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

9. PRESENTATIONS:

A. PET OF THE MONTH

“Bessy” 4-year-old female Pit Bull mix that has been at the shelter since December 2025 was introduced to the City Council. Anyone interested in giving Bessy a home is encouraged to contact the City’s Animal Control Services Department at <https://www.rcdas.org>.

C. INTRODUCTION OF RIVERSIDE COUNTY FIRE CHIEF ROBERT FISH

Riverside County Fire Chief Robert Fish was introduced.

D. RECOGNITION OF FIREFIGHTERS FOR LIVESAVING ACTIONS

Battalion Chief Bryson Keener, Battalion Chief Sean Buckley, Fire Captain Jason Rogne, Fire Captain Brian Albano, Fire Captain Howard Deets, Engineer Scott Brush and Engineer/Paramedics Joseph Fajardo, recognized for lifesaving actions.

10. PUBLIC APPEARANCE/COMMENTS:

- Public Comments: Jonathan Garcia, City resident; George Ruiz, City resident; and Robin Kilcoyne, City resident.

11. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS:

Council Member Carmona thanked the Riverside County Fire Department for all they do; and announced upcoming Community Monthly Clean-up by the Animal Shelter.

Council Member Sanchez announced her upcoming District 4 Townhall event; and announced the upcoming Tacos and Taxes event by Reach Out.

Mayor Berkson announced Riverside Transit Agency and Metrolink Transit Equity Day honoring civil rights leader Rosa Parks; upcoming Metrolink Customer Appreciation Day; and wished everyone a Happy Valentine’s Day.

12. CITY MANAGER’S UPDATE:

Rod Butler, City Manager provided the following announcements: Voter Registration Drive by Riverside Registrar of Voters; Upcoming Townhall Meeting for District 4; Freight Survey; Homelessness Strategic Plan Community Meeting; and upcoming series of Small Business Educational Meetings.

13. APPROVAL OF MINUTES:

A. JANUARY 15, 2026, REGULAR MEETING

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Silva, and carried unanimously to approve the Minutes of the Regular Meeting of January 15, 2026.

Roll Call:

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

14. 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. 2026-08** ADOPTED ENTITLED "A RESOLUTION OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE REGISTER OF DEMANDS DATED FEBRUARY 5, 2026 (\$4,141,490.67), AND RATIFYING THE REGISTERS OF DEMANDS RELEASED BY THE FINANCE DIRECTOR JANUARY 8, 2026, THROUGH JANUARY 26, 2026 (\$288,369.76)"

C. SECOND AMENDMENT TO EXTEND THE CONTRACT TERM FOR THE PROFESSIONAL SERVICES AGREEMENT (PSA) BETWEEN THE CITY OF JURUPA VALLEY AND SVA ARCHITECTS, INC. FOR ARCHITECTURAL AND DESIGN ENGINEERING SERVICES FOR THE CITY HALL UPGRADE AND THE NEW CITY HALL CONSTRUCTION PROJECTS (CIP 24108 AND 24109), APPROVED

D. AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND UNION PACIFIC RAILROAD COMPANY COVERING THE IMPROVEMENTS TO THE 20TH STREET AT-GRADE PUBLIC ROAD CROSSING (WEST OF AVALON STREET), APPROVED; CITY MANAGER AUTHORIZED TO EXECUTE THE AGREEMENT IN SUBSTANTIALLY THE FORM AND FORMAT ATTACHED, SUBJECT TO APPROVAL AS TO FORM BY THE CITY ATTORNEY; AND FINANCE DIRECTOR AUTHORIZED TO MAKE ANY NECESSARY BUDGET ADJUSTMENTS

Paul Toor, Public Works Director, responded to questions.

- E. LANDSCAPE MAINTENANCE AGREEMENT (LMA-017) BETWEEN ACTION PLUMBING SUPPLY, LLC AND THE CITY OF JURUPA VALLEY FOR MAINTENANCE OF THE PARKWAY ALONG RIVERVIEW DRIVE BY ACTION PLUMBING SUPPLY LOCATED AT 3762 RIVERVIEW DRIVE, APPROVED; AND CITY MANAGER AUTHORIZED TO EXECUTE THE AGREEMENT IN SUBSTANTIALLY THE FORM AND FORMAT ATTACHED, SUBJECT TO APPROVAL AS TO FORM BY THE CITY ATTORNEY
- F. SUBMITTAL OF AN APPLICATION FOR 2025 TREE CITY USA DESIGNATION THROUGH THE ARBOR DAY FOUNDATION, APPROVED; AND MAYOR AUTHORIZED TO EXECUTE THE 2025 TREE CITY USA APPLICATION
- G. MARKET STREET WIDENING PROJECT (CIP 19108), ACCEPTED AND NOTICE OF COMPLETION, APPROVED; CITY CLERK AUTHORIZED TO RECORD THE NOTICE OF COMPLETION; AND STAFF AUTHORIZED TO RELEASE THE RETENTION 35 DAYS AFTER THE FILING OF NOTICE OF COMPLETION
- H. CONSTRUCTION CONTRACT AWARDED TO GENTRY BROTHERS, IN THE AMOUNT OF \$4,165,582.00 FOR THE MIRA LOMA AREA SAFE ROUTES TO SCHOOL SIDEWALK GAP CLOSURE PROJECT (CIP #23108); CITY MANAGER AUTHORIZED TO EXECUTE THE AGREEMENT IN THE FORM ATTACHED HERETO AND, APPROVE A CONTINGENCY AMOUNT OF UP TO TEN PERCENT OF THE ORIGINAL CONTRACT AMOUNT; AND PROFESSIONAL SERVICES AGREEMENT (PSA) FOR CONSTRUCTION MANAGEMENT AND INSPECTION (CM/CI) TO Z&K CONSULTANTS IN THE AMOUNT OF \$336,206.00 AND A CONTINGENCY OF TEN PERCENT FOR THE MIRA LOMA AREA SAFE ROUTES TO SCHOOL SIDEWALK GAP CLOSURE PROJECT (CIP #23108), APPROVED; CITY MANAGER AUTHORIZED TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT (PSA) IN THE FORM ATTACHED HERETO; AND FINANCE DIRECTOR AUTHORIZED TO MAKE ANY APPROPRIATE BUDGET ADJUSTMENTS
- I. AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY (CITY) AND JURUPA COMMUNITY SERVICES DISTRICT (JCSD) FOR REIMBURSEMENT OF JCSD FACILITY CONSTRUCTION COSTS FOR THE MIRA LOMA AREA AND GRANITE HILL AREA SAFE ROUTES TO SCHOOL (SRTS) SIDEWALK GAP CLOSURE PROJECTS, APPROVED; AND CITY MANAGER AUTHORIZED TO EXECUTE THE AGREEMENT IN SUBSTANTIALLY THE FORM AND FORMAT ATTACHED, SUBJECT TO APPROVAL AS TO FORM BY THE CITY ATTORNEY

- J. PROFESSIONAL SERVICES AGREEMENT WITH RKA CONSULTING GROUP IN THE AMOUNT OF \$198,990 FOR DESIGN SERVICES RELATED TO PEDLEY ELEMENTARY SCHOOL AND FELSPAR STREET IMPROVEMENT PROJECT, CIP 25108, APPROVED; AND CITY MANAGER AUTHORIZED TO EXECUTE THE AGREEMENT IN SUBSTANTIALLY THE FORM AND FORMAT ATTACHED, SUBJECT TO APPROVAL AS TO FORM BY THE CITY ATTORNEY
- K. POLICY CHANGE FOR THE COMMUNITY SERVICE GRANTS, APPROVED
- L. **RESOLUTION NO. 2026-09** ADOPTED ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING RESOLUTION 2024-15 ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE HOME INVESTMENT PARTNERSHIPS PROGRAM; AND IF SELECTED, THE EXECUTION OF A STANDARD AGREEMENT, ANY AMENDMENTS THERETO, AND OF ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE HOME INVESTMENT PARTNERSHIPS PROGRAM” TO DESIGNATE THE CURRENT MAYOR AND MAYOR PRO TEM”
- M. ZONING CODE AMENDMENT INITIATED TO UPDATE CHAPTER 9.240 OF THE JURUPA VALLEY MUNICIPAL CODE PERTAINING TO RECENT STATE LEGISLATIVE REVISIONS FOR ACCESSORY DWELLING UNITS (“ADUS”) AND JUNIOR ACCESSORY DWELLING UNITS (“JADUS”)
- N. ISSUANCE OF PUBLIC REPORT PURSUANT TO GOVERNMENT CODE SECTION 65858(D) ISSUED REGARDING 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, PENDING COMPLETION OF ENVIRONMENTAL STUDIES TO DETERMINE PUBLIC HEALTH AND SAFETY CONDITIONS ASSOCIATED WITH THE STRINGFELLOW SUPERFUND SITE AND OTHER LEGACY CONTAMINATION CONCERNS

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Silva, 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

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

16. PUBLIC HEARINGS:

A. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 20269: GENERAL PLAN AMENDMENT (GPA) NO. 21001, CHANGE OF ZONE (CZ) NO. 21001, TENTATIVE PARCEL MAP (TPM) NO. 39001, CONDITIONAL USE PERMIT (CUP) NO. 21001, AND SITE DEVELOPMENT PERMIT (SDP) NO. 21002 TO ALLOW 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, & 152-020-010); APPLICANT: STEVE GALVEZ

- 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 PowerPoint presentation and responded to questions. Joe Perez, Assistant City Manager/Community Development Director, responded to questions.

- Public Testimony: Steve Galvez, Applicant provided a PowerPoint presentation, and Kelly Black, Fennemore; Amanda Swager, City resident; Pam Waller, City resident; Jacqueline Struwn-Contreras, City resident; Kristen Garcia, City resident; Shandra Porter, City resident; Michael Fitzgerald, City resident; Jennifer Toner, City resident; Jackie Piddington, City resident; Madison Piddington, City resident; Mario Garcia, City resident; Scott Smith, Eastvale resident; Patrick Raybal, City resident; Phuoc Dao, Eastvale resident; Melanie, City resident; Amer Ashours, City resident; Jaspal Sharma, City resident; Thomas Donatoni, Ron Anderson, City resident; Gary Conner, City resident; Chien Wang, City resident Brandie Franks-Wang, City resident; Miguel Garcia, City resident; Maggie Brown, Eastvale resident; Gina Grace, City resident; Guy Spelleck, Riverside County resident; Robin Kilcoyne, City resident; Patty Tewell, City resident; Maggie Campos, City resident; Vanessa Campos, Eastvale resident; Hank Trueba, City resident; Arturo Ramirez, City resident; and Sarah Tasmanian, City resident.

Council Action: Moved by Council Member Carmona, seconded by Mayor Pro Tem Barajas, and carried unanimously to deny the proposed Land Use application.

Roll Call:

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

17. COUNCIL BUSINESS:

A. APPOINTMENT TO FILL AN UNEXPIRED TERM ON THE PLANNING COMMISSION

Maria Morris, City Clerk, provided a staff report.

- Public Comments: Christopher Piper, City resident; George Ruiz, City resident; Jesse Silva, City resident; Manuel Barba, City resident; Michele Cortez, City resident; Nathan Hanlon, City resident; Roberto Leiva, City resident; Enrique Masaki Mendoza, City resident.

Mayor Pro Tem Barajas nominated George Ruiz.

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Silva, and carried unanimously to appoint George Ruiz to the vacant Planning Commission position, for a term expiring in December 2026, or until their successor is appointed and sworn-in, whichever is later.

Roll Call:

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

B. MOBILE FOOD VENDING PROGRAM- SIX MONTH UPDATE – NO FORMAL ACTION TAKEN

Joe Perez, Assistant City Manager/Director of Community Development, and Ryan Batista, Code Enforcement Supervisor, provided a PowerPoint presentation and responded to questions.

C. REPORT ON LIMITING SMOKE SHOPS IN CITY AND DIRECTION TO STAFF REGARDING POTENTIAL MUNICIPAL CODE AMENDMENTS REGULATING SMOKE SHOPS – CONTINUED TO THE FEBRUARY 19, 2026, MEETING

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

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

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Silva, and carried 4-0 with Council Member Carmona absent (*stepped out of the Council Chamber*) to 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.

Roll Call:

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

Noes: Council Members: None

Absent: Council Members: Carmona

E. APPOINTMENT OF CITY DELEGATE FOR THE 2026 SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) ANNUAL REGIONAL CONFERENCE AND GENERAL ASSEMBLY

Council Action: Moved by Mayor Berkson, seconded by Mayor Pro Tem Barajas, and carried 4-0 with Council Member Carmona absent (*stepped out of the Council Chamber*) to select Mayor Brian Berkson as Delegate for the SCAG General Assembly meeting on Thursday, May 7 through Friday, May 8, 2026, at the JW Marriott Desert Springs Resort in Palm Desert, California.

Roll Call:

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

Noes: Council Members: None

Absent: Council Members: Carmona

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

A. MAYOR BERKSON

1. PROVIDED AN UPDATE ON THE RIVERSIDE TRANSIT AGENCY BOARD OF DIRECTORS MEETINGS OF JANUARY 22, 2026, AND FEBRUARY 4, 2026.
2. PROVIDED AN UPDATE ON THE METROLINK / SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY BOARD OF DIRECTORS MEETING OF JANUARY 23, 2026.
3. PROVIDED AN UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION WORKSHOP OF JANUARY 29, 2026.
4. PROVIDED AN UPDATE ON SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS POLICY COMMITTEE MEETING OF FEBRUARY 5, 2026.

B. MAYOR PRO TEM BARAJAS

1. PROVIDED AN UPDATE ON THE CALIFORNIA CONTRACT CITIES ASSOCIATION LEGISLATIVE AND EXECUTIVE BOARD MEETING OF JANUARY 28, 2026.

2. PROVIDED AN UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS EXECUTIVE COMMITTEE MEETING OF FEBRUARY 2, 2026.
3. PROVIDED AN UPDATE ON THE INTERAGENCY COORDINATING COUNCIL MEETING OF JANUARY 23, 2026.

C. COUNCIL MEMBER SILVA

1. UPDATE ON THE NORTHWEST MOSQUITO AND VECTOR CONTROL MEETING OF JANUARY 15, 2026 – WILL PROVIDE TO CITY CLERK

19. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS:

Council Member Carmona asked for an item to be brought to the City Council on how the City can take the lead on projects instead of the County. There was consensus from the City Council.

20. CITY ATTORNEY'S REPORT: None.

21. COUNCIL MEMBER REPORTS AND COMMENTS: None.

22. ADJOURNMENT:

There being no further business before the City Council, Mayor Berkson adjourned the meeting at 11:37 p.m. to Thursday, February 19, 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 19, 2026