



City of Jurupa Valley

Staff Report

DATE: FEBRUARY 19, 2026
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ROD BUTLER, CITY MANAGER
BY: PAUL TOOR, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
SUBJECT: AGENDA ITEM NO. D

**AMENDMENT TO ESTABLISH CONSTRUCTION COST INDEX
ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY
TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM**

RECOMMENDATION

That the City Council:

1. Conduct a public hearing to receive public comments regarding Council actions to amend the applicable Transportation Uniform Mitigation Fee (TUMF) applicable to all developments in the City of Jurupa Valley to establish construction cost index (CCI) adjustments and find the action exempt from CEQA pursuant to CEQA Guidelines Sections 15061, 15062 and 15378; and
2. Adopt Resolution No. 2026-12, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY
AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION
FEE (TUMF) APPLICABLE TO ALL DEVELOPMENTS IN THE CITY OF
JURUPA VALLEY AND FINDING THIS RESOLUTION EXEMPT FROM CEQA**

3. Adopt Ordinance No. 2026-04, 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**

BACKGROUND

The City of Jurupa Valley is a Member Jurisdiction of the Western Riverside Council of Governments (“WRCOG”), a joint powers agency comprised of the County of Riverside and eighteen (18) cities located in Western Riverside County. Acting in concert, in 2002-2003 the WRCOG Member Jurisdictions developed a plan whereby the shortfall in funds needed to enlarge the capacity of the Regional System of Highways and Arterials due to new development in Western Riverside County could be made up in part by a Transportation Uniform Mitigation Fee (“TUMF”) on future residential, commercial and industrial development. As a Member Jurisdiction of WRCOG and as a TUMF Participating Jurisdiction, the City participated in the preparation of a certain “Western Riverside County Transportation Uniform Fee Nexus Study,” (“2002 Nexus Study”) later adopted by the WRCOG Executive Committee. Based on the 2002 Nexus Study, the County of Riverside adopted and implemented an ordinance authorizing the participation in a TUMF Program which the City adopted by reference upon incorporation. Chapter 3.70 of the Jurupa Valley Municipal Code governs the City’s TUMF Program.

Pursuant to the Mitigation Fee Act (Gov. Code §§ 66000 et seq.), WRCOG prepared a nexus study (“2024 Nexus Study”) to update the fees. On September 9, 2024, the WRCOG Executive Committee reviewed the 2024 Nexus Study and recommended TUMF Participating Jurisdictions update their fees by amending their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction. The City of Jurupa Valley adopted the fees at the February 6th, 2025 City Council meeting. The City Council Approved Ordinance No. 2025-01, which adopted the 2024 Nexus Study and its findings.

The TUMF Administrative Plan, as adopted by the Western Riverside Council of Governments (“WRCOG”), has long provided for Construction Cost Index (CCI) adjustments to be considered on an annual basis in years when a comprehensive TUMF Nexus Study update is not conducted. Consistent with this administrative structure, the WRCOG Executive Committee, on December 1, 2025, approved the implementation of an automatic CCI adjustment applicable to all TUMF land uses. The adjustment is tied to the September indices of the National Association of Realtors (“NAR”) and the Engineering News Record (“ENR”), with a cap of five percent (5%) on any annual adjustment.

Based on the blended NAR and ENR indices, the 2025 CCI reflects an increase of 2.6 percent. This adjustment is intended to ensure that TUMF fee levels continue to keep pace with increases in construction, labor, and land costs associated with the delivery of regional transportation infrastructure, while avoiding larger fee increases during future comprehensive Nexus Study



updates. The automatic CCI adjustment does not modify the underlying fee nexus, land use assumptions, or fee methodology adopted through the 2024 TUMF Nexus Study.

ANALYSIS

The proposed Ordinance provides the legal basis for a revised TUMF schedule. The actual TUMF schedule will be established through the Resolution.

In accordance with the Mitigation Fee Act, the proposed Ordinance and 2024 Nexus Study: (i) identify the purpose of the revised fees; (ii) identify the use to which the revised fees is to be put, including identification of any facilities to be financed; (iii) determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed; (iv) determine how there is a reasonable relationship between the need for the public facilities and the type of development project upon which the fees are imposed; and (v) determine how there is a reasonable relationship between the amount of the fees and the cost of the public facilities or portion of the public facility attributable to the development on which the fees are imposed.

The fees will be collected by WRCOG. Adoption of this resolution replaces the existing fee schedule and applies its first CCI increase consisting of 2.6 percent. Applying this adjustment results in the following updated TUMF Fee Schedule, effective July 1, 2026.

The resolution will establish the Fee Schedule for TUMF as follows:

- (1) \$12,705 per single family residential unit 1,800 square feet or less
- (2) \$14,292 per single family residential unit between 1,801 and 2,300 square feet
- (3) \$15,881 per single family residential unit between 2,301 and 2,700 square feet
- (4) \$19,851 per single family residential unit greater than 2,700 square feet
- (5) \$8,021 per multi-family residential unit
- (6) \$2.39 per square foot of an industrial project
- (7) \$7.92 per square foot of a retail commercial project
- (8) \$5.02 per square foot of a service commercial project
- (9) \$2.51 per square foot of a service Class A and B Office

Adoption of the proposed Ordinance establishes the legal mechanism for implementing the WRCOG-approved automatic CCI adjustment, while the accompanying Resolution establishes the updated TUMF fee schedule reflecting the 2.6 percent adjustment effective July 1, 2026. Future automatic CCI adjustments will be implemented administratively in accordance with the adopted



Ordinance and Resolution and will not require a separate public hearing, streamlining the annual update process while maintaining consistency with the TUMF Administrative Plan.

NOTICING REQUIREMENTS

An advertisement was published with the Press Enterprise on February 5, 2026. To date, no comments or concerns have been received.

FINANCIAL IMPACT

There is no financial impact to the City from adopting Resolution No. 2026-12. If the City does not adopt the fees approved by the WRCOG Executive Committee and continues with its current fee schedule, the City would be liable to remit to WRCOG the difference between the two fee schedules for any new construction occurring within each category.

Adoption of the CCI adjustment, including future automatic CCI-based adjustments, ensures continued consistency with the WRCOG-approved TUMF Program and avoids potential City financial exposure resulting from fee discrepancies.

ALTERNATIVES

The City Council may elect not to approve the recommendations and provide staff with alternate direction.

*****SIGNATURES ON FOLLOWING PAGE*****

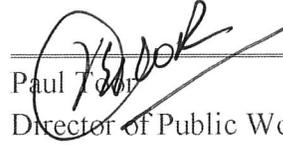


Prepared by:



Maria Fraser
Deputy Director of Public Works/
Assistant City Engineer

Reviewed by:



Paul T. ...
Director of Public Works/City Engineer

Reviewed by:



Susan Paragas
Director of Finance

Reviewed by:



Michael Flad
Assistant City Manager

Approved as to form:



Peter M. Thorson
City Attorney

Submitted by:



Rod B. Butler
City Manager

ATTACHMENTS:

1. 2026 TUMF CCI Adjustment Resolution
2. 2026 TUMF CCI Adjustment Ordinance



RESOLUTION NO. 2026-12

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY
AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE
(TUMF) APPLICABLE TO ALL DEVELOPMENTS IN THE JURUPA VALLEY AND
FINDING THIS RESOLUTION EXEMPT FROM CEQA**

WHEREAS, the JURUPA VALLEY (“City”) is a member agency of the Western Riverside Council of Governments (“WRCOG”), a joint powers agency comprised of the County of Riverside and eighteen cities located in Western Riverside County; and

WHEREAS, the member agencies of WRCOG recognized that there was insufficient funding to address the impacts of new development on the regional system of highways and arterials in Western Riverside County (the “Regional System”); and

WHEREAS, in order to address this shortfall, the member agencies formulated a plan whereby a transportation mitigation fee would be assessed on new development and would be used to fund the necessary improvements for the Regional System; and

WHEREAS, WRCOG, with the assistance of TUMF Participating Jurisdictions, prepared an updated nexus study entitled “Transportation Uniform Mitigation Fee Nexus Study: 2024 Update” (“2024 Nexus Study”) pursuant to California Government Code sections 66000 et seq. (the Mitigation Fee Act), for the purpose of updating the fees; and

WHEREAS, in September 2024, the WRCOG Executive Committee reviewed the 2024 Nexus Study and TUMF Program and recommended TUMF Participating Jurisdictions amend their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction in order to update the TUMF Program; and

WHEREAS, consistent with its previous findings made in the adoption of Ordinance No. 2025-01, the City Council has been informed and advised, and hereby finds, that if the capacity of the Regional System is not enlarged and unless development contributes to the cost of improving the Regional System, the result will be substantial traffic congestion in all parts of Western Riverside County, with unacceptable Levels of Service. Furthermore, the failure to mitigate growing traffic impacts on the Regional System will substantially impair the ability of public safety services (police and fire) to respond and, thus, adversely affect the public health, safety and welfare. Therefore, continuation of a TUMF Program is essential; and

WHEREAS, the City Council finds and determines that there is a reasonable and rational relationship between the use of the TUMF and the type of development projects on which the fees are imposed because the fees will be used to construct the transportation improvements that are necessary for the safety, health, and welfare of the residential and non-residential users of the development in which the TUMF will be levied; and

WHEREAS, the City Council finds and determines that there is a reasonable and rational relationship between the need for the improvements to the Regional System and the type of development projects on which the TUMF is imposed because it will be necessary for the

residential and non-residential users of such projects to have access to the Regional system. Such development will benefit from the Regional System improvements and the burden of such developments will be mitigated in part by payment of the TUMF; and

WHEREAS, the City Council finds and determines that the cost estimates set forth in the new 2024 Nexus Study are reasonable cost estimates for constructing the Regional System improvements and the facilities that compromise the Regional System, and that the amount of the TUMF expected to be generated by new development will not exceed the total fair share cost to such development; and

WHEREAS, the fees collected pursuant to the TUMF Ordinance shall be used to help pay for the design, planning, construction of and real property acquisition for the Regional System improvements and its facilities as identified in the 2024 Nexus Study. The need for the improvements and facilities is related to new development because such development results in additional traffic and creates the demand for the improvements;

WHEREAS, by notice duly given and published, the City Council set the time and place for a public hearing on the 2024 Nexus Study and the fees proposed thereunder and at least ten (10) days prior to this hearing, the City Council made the 2024 Nexus Study available to the public; and

WHEREAS, at the time and place set for the hearing, the City Council duly considered data and information provided by the public relative to the cost of the improvements and facilities for which the fees are proposed and all other comments, whether written or oral, submitted prior to the conclusion of the hearing; and

WHEREAS, Chapter 3.70 of the Jurupa Valley Municipal Code authorizes periodic review and adjustment to the applicable TUMF in accordance with any adjustments made by the WRCOG Executive Committee; and

WHEREAS, section 3.70.045 of the Jurupa Valley Municipal Code implements an annual automatic construction cost index (“CCI”) adjustment to the TUMF; and

WHEREAS, the purpose of the Resolution is to implement the initial automatic CCI adjustment as provided for in Chapter 3.70; and

WHEREAS, further CCI increases shall be automatically implemented pursuant to section 3.70.045; and

WHEREAS, the automatic CCI adjustment implemented by this Resolution is inflationary only and does not modify the underlying fee nexus, land use assumptions, improvement program, or proportionality findings previously adopted by the City; and

WHEREAS, the fees collected pursuant to this Resolution shall be used to finance the public facilities described or identified in the Nexus Study; and

WHEREAS, the levying of TUMF has been reviewed by the City Council and staff in accordance with the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines and it has been determined that the adoption of this Resolution is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, on February 19, 2026, the City Council held a duly noticed public hearing in accordance with the provisions of the Mitigation Fee Act, Government Code Sections 66000 to 66008, on this Resolution at which time members of the public had the opportunity to present oral and written comments on the Resolution. The Council heard public testimony on the Resolution and following consideration thereof, adopted this Resolution.

NOW, THEREFORE, the City Council of JURUPA VALLEY does resolve as follows:

SECTION 1. Findings. The recitals set forth above are hereby adopted as findings in support of this Resolution. In addition, the City Council re-adopts the findings contained in **Section 2 of City Ordinance 2025-01** in support of the adjusted TUMF contained herein.

SECTION 2. TUMF Schedule. In accordance with Chapter 3.70 of the Jurupa Valley Municipal Code, there is hereby adopted the following fee schedule implementing the initial CCI adjustment for the TUMF which replaces the fee schedule set forth in **Sections 2 and 3 of Resolution No. 2025-05** in its entirety as of **July 1, 2026** shall go into effect upon the Effective Date set forth in Section 4, below:

A. There is hereby adopted the following TUMF schedule:

- (1) \$12,705 per single family residential unit 1,800 square feet or less
- (2) \$14,292 per single family residential unit between 1,801 and 2,300 square feet
- (3) \$15,881 per single family residential unit between 2,301 and 2,700 square feet
- (4) \$19,851 per single family residential unit greater than 2,700 square feet
- (5) \$8,021 per multi-family residential unit
- (6) \$2.39 per square foot of an industrial project
- (7) \$7.92 per square foot of a retail commercial project
- (8) \$5.02 per square foot of a service commercial project
- (9) \$2.51 per square foot of a service Class A and B Office

SECTION 3. CEQA. This Resolution is not a "project" within the meaning of Section 15378(3)(4) of the CEQA Guidelines, and is therefore exempt from the requirements of CEQA. Section 15378(b)(4) of the CEQA Guidelines states that a project does not include the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. The Resolution does not approve the construction nor cause the construction of any specific transportation improvements within Riverside County. This Resolution will have no effect on the environment. Pursuant to CEQA Guidelines Section 15061(d) and 15062, a Notice of Exemption will be prepared, executed and filed for the foregoing determination in the manner required by law, that this is not a project under the California Environmental Quality Act and therefore, no environmental impact assessment is necessary.

[Certifications begin on next page.]

SECTION 4. Effective Date. This Resolution shall become on July 1, 2026.

SECTION 5. Certification. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this _____ day of _____, 2026

Brian Berkson
Mayor

ATTEST:

Maria Morris
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF JURUPA VALLEY)

I, Maria Morris, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2026-12 was duly adopted and passed at a meeting of the City Council of the City of Jurupa Valley on the 19th day of February 2026, by the following vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ORDINANCE NO. 2026-04

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

WHEREAS, the City of Jurupa Valley is a member agency of the Western Riverside Council of Governments (“WRCOG”), a joint powers agency comprised of the County of Riverside and 18 cities located in Western Riverside County. Acting in concert, the WRCOG Member Agencies developed a plan whereby the shortfall in funds needed to enlarge the capacity of the Regional System of Highways and Arterials in Western Riverside County (the “Regional System”) could be made up in part by a Transportation Uniform Mitigation Fee (“TUMF”) on future residential, commercial and industrial development; and

WHEREAS, in furtherance of this plan, the WRCOG Executive Committee adopted the “Western Riverside County Transportation Uniform Fee Nexus Study”, dated October 18, 2002 (the “2002 Nexus Study”); and

WHEREAS, upon incorporation, the City adopted by reference pursuant to State law the Riverside County TUMF Ordinance which was based on the 2002 Nexus Study, authorizing the City to impose the TUMF upon new development; and

WHEREAS, in 2016, the TUMF Nexus Study (“2016 Nexus Study”) was updated for the purpose of updating the fees. On July 10, 2017, the WRCOG Executive Committee reviewed the 2016 Nexus Study and TUMF Program and recommended TUMF Participating Jurisdictions amend their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction in order to update the TUMF Program; and

WHEREAS, on **September 7, 2017** the City adopted **Ordinance No. 2017-13** which added Chapter 3.70, WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM, to the Jurupa Valley Municipal Code and adopted the 2016 Nexus Study and updated the TUMF; and

WHEREAS, in 2018, the TUMF Program was altered to adopt a process in which WRCOG calculates and collects TUMF on behalf of member agencies under the Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2018; and

WHEREAS, the City on February 21, 2019, the City Council adopted **Ordinance No. 2019-07**, amending Chapter 3.70 to allowing WRCOG to calculate and collect TUMF on behalf of the City; and

WHEREAS, WRCOG, with the assistance of TUMF Participating Jurisdictions, prepared an updated nexus study entitled “Transportation Uniform Mitigation Fee Nexus Study: 2024 Update” (“2024 Nexus Study”) pursuant to California Government Code sections 66000 et seq. (the Mitigation Fee Act), for the purpose of updating the fees; and

WHEREAS, in September 2024, the WRCOG Executive Committee reviewed the 2024 Nexus Study and TUMF Program and recommended TUMF Participating Jurisdictions amend their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction in order to update the TUMF Program; and

WHEREAS, on February 6, 2025, the City Council adopted Ordinance No. 2025-01, further amending Chapter 3.70 and which adopted the 2024 Nexus Study and its findings; and

WHEREAS, the TUMF Administrative Plan calls for a Construction Cost Index (“CCI”) adjustment to be brought forth to the WRCOG Executive Committee on an annual basis; and

WHEREAS, on December 1, 2025, the WRCOG Executive Committee approved the implementation of an automatic CCI adjustment for all TUMF land uses tied to the September indices of the National Association of Realtors and Engineering News Record with a cap at 5% of any annual adjustments; and

WHEREAS, an automatic Construction Cost Index adjustment for the TUMF ensures that fee levels keep pace with increases in cost of constructing transportation projects and avoids large increases at comprehensive TUMF Nexus Study updates; and

WHEREAS, this approach also allows for consistency and predictability for the TUMF Program, while ensuring that the fair share principles under the Mitigation Fee Act, Government Code Sections 66000 to 66008 (generally known as “AB 1600”) are satisfied; and

WHEREAS, the City Council desires to provide for automatic inflationary adjustments to the TUMF to reflect changes in construction costs over time, without modifying the underlying fee nexus, land use assumptions, or fee methodology; and

WHEREAS, this Ordinance also includes minor updates to the definitions portion of the Chapter 3.70 to clarify the definitions of residential units and the addition of provision providing for the annual automatic construction cost adjustment.; and

WHEREAS, on February 19, 2026, the City Council held a duly noticed public hearing in accordance with the provisions of the Mitigation Fee Act, Government Code Sections 66000 to 66008, on this Ordinance at which time members of the public had the opportunity to present oral and written comments on the Ordinance. The Council heard public testimony on the Ordinance and following consideration thereof, adopted this Ordinance.

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Section 3.70.040, Definitions, of the Jurupa Valley Municipal Code is hereby amended to amend the definition of “Multi-Family Residential Unit” to read as follows:

“Multi-Family Residential Unit” means a residential dwelling unit that is physically attached to one or more other dwelling units by a shared wall, floor, ceiling, roof, or structural foundation, regardless of the lot or parcel configuration, ownership structure, or type of subdivision (including condominium subdivisions). Multi-family residential units include, but are not limited to, duplexes, townhomes, apartments, and condominiums with attached units. As outlined in the Ordinance, accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), as defined by state law, are exempt from TUMF and shall not be counted in determining residential land use classification.”

SECTION 3. Section 3.70.040, Definitions, of the Jurupa Valley Municipal Code is hereby amended to amend the definition of “Single-Family Residential Unit” to read as follows:

“Single Family Residential Unit” means a residential dwelling unit that is physically detached from any other dwelling unit, sharing no common wall, floor, ceiling, roof, or structural foundation with another dwelling unit, regardless of the lot or parcel configuration, ownership structure, or type of subdivision (including condominium subdivisions). As outlined in the Ordinance, accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), as defined by state law, are exempt from TUMF and shall not be counted in determining residential land use classification.”

SECTION 4. Section 3.70.045 is hereby added to the Jurupa Valley Municipal Code to read as follows:

“3.70.045 Annual Automatic Adjustments of TUMF

A. Beginning July 1, 2026, and annually thereafter, the Transportation Uniform Mitigation Fee (TUMF) shall be automatically adjusted to reflect changes in construction costs.

B. The annual adjustment shall be calculated by WRCOG based on a blended Construction Cost Index derived from: (1) the National Association of Realtors – Median Sales Price of Existing Single-Family Homes, and (2) the Engineering News-Record (ENR) Construction Cost Index, using the September values of each index from the prior calendar year.

C. The percentage adjustment applied to the TUMF shall equal the annual percentage change in the blended index; provided, however, that in no event shall the annual adjustment exceed five percent (5%), whether positive or negative.

D. The calculated adjustment shall be implemented on July 1 of the year following index calculation.

E. If either referenced index is discontinued or materially altered, WRCOG shall apply a comparable, industry-recognized index that most closely reflects regional transportation construction costs.”

SECTION 5. Effect. No provisions of this Ordinance shall entitle any person who has already paid the TUMF to receive a refund, credit or reimbursement of such payment. This Ordinance does not create any new TUMF.

SECTION 6. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof, is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional. If for any reason any portion of this ordinance is found to be invalid by a court of competent jurisdiction, the balance of this ordinance shall not be affected.

SECTION 7. No Procedural Defenses. Prohibition of Jurisdictions from raising procedural defenses, including without limitation a statute of limitations, laches, the California Government Tort Claims Act, and necessary parties in a dispute with WRCOG regarding the matters set forth herein.

SECTION 8. Judicial Review. Any judicial action or proceeding to attack, review, set aside, void or annul this Ordinance shall made in accordance with the provisions of Government Code Sections 66020 to 66025.

SECTION 9. CEQA. The amendments to the Chapter 3.70 as described in this Ordinance is not a "project" within the meaning of Section 15378(3)(4) of the CEQA Guidelines, and is therefore exempt from the requirements of CEQA. Section 15378(b)(4) of the CEQA Guidelines states that a project does not include the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. The Ordinance does not approve the construction nor cause the construction of any specific transportation improvements within Riverside County. This Ordinance will have no effect on the environment. Pursuant to CEQA Guidelines Section 15061(d) and 15062, a Notice of Exemption will be prepared, executed and filed for the foregoing determination in the manner required by law, that this is not a project under the California Environmental Quality Act and therefore, no environmental impact assessment is necessary.

SECTION 10. Severability. If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

SECTION 11. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

[Certifications begin on next page.]

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this ___ day of _____, 2026.

Brian Berkson
Mayor

ATTEST:

Maria Morris
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF JURUPA VALLEY)

I, _____, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2026-___ was duly introduced at the meeting of the City Council of the City of Jurupa Valley on the ___ day of _____, 2026 and was duly adopted and passed at a meeting of the City Council of the City of Jurupa Valley on the ___ day of _____, 2026 by the following vote, to wit:

- AYES: COUNCILMEMBERS:
- NOES: COUNCILMEMBERS:
- ABSENT: COUNCILMEMBERS:
- ABSTAIN: COUNCILMEMBERS:

Maria Morris
City Clerk