

DRAFT MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
Thursday, February 19, 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

Mayor Berkson called the closed session to order at 6:04 p.m.

Council Member Silva had an excused absence.

2. CONVENE TO CLOSED SESSION:

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.

C. **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 real property owned by Riverside Legacy, IV LLC located north of Granite Hill

Drive and easterly of Pyrite Street (APNs 171-030-005, 171-030-013, 171-030-015, 171-030 - 016, and 173-180-030 based on a letter from G. Braiden Chadwick, attorney for Riverside Legacy, IV LLC, dated February 4, 2026. The letter is available for public inspection from the Office of the City Clerk.

D. 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).

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

Mayor Berkson called the regular meeting to order at 7:15 p.m.

Council Member Silva had an excused absence.

5. INVOCATION: by Rabbi Guershon Kwasniewski, Temple Bethel Riverside.

6. PLEDGE OF ALLEGIANCE: by Council Member Sanchez.

7. APPROVAL OF AGENDA:

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Sanchez, and carried 4-0 with Council Member Silva absent to approve the agenda.

Roll Call:

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

8. PRESENTATIONS:

A. STRINGFELLOW SUPERFUND SITE UPDATE

Ms. Romie Duarte, U.S. EPA-Southern California Field Office, provided a PowerPoint and responded to questions.

9. PUBLIC APPEARANCE/COMMENTS:

- Public Comments: Penny Newman, City resident; Jennifer Toner, City resident; and Kristen Garcia, City resident.

10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS:

Council Member Sanchez thanked everyone who attended her Town Hall meeting and invited those who couldn't attend to reach out to her. Attending the City's Homelessness Strategic Plan meeting.

Council Member Carmona thanked everyone who attended the Community Clean-Up by the Animal Shelter and announced the next clean-up date.

Mayor Berkson made the following announcements: upcoming Community of Businesses event hosted by the Jurupa Valley Chamber of Commerce. Upcoming Grand Opening of Nothing Bundt Cakes. New stop sign has been installed at Jurupa Road and Pyrite.

11. CITY MANAGER'S UPDATE:

Rod Butler, City Manager, made the following announcements: Upcoming Grow Your Business Workshop; vacancy on the Community Development Advisory Committee; invited the public to take the Homelessness Strategic Plan Survey; and announced upcoming Santa Ana River Master Plan Workshop.

12. APPROVAL OF MINUTES:

A. FEBRUARY 5, 2026, REGULAR MEETING

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Sanchez, and carried 4-0 with Council Member Silva absent to approve the Minutes of the Regular Meeting of February 5, 2026.

Roll Call:

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

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. 2026-10** ADOPTED ENTITLED “A RESOLUTION OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE REGISTER OF DEMANDS DATED FEBRUARY 19, 2026 (\$2,859,638.96), AND RATIFYING THE REGISTERS OF DEMANDS RELEASED BY THE FINANCE DIRECTOR FEBRUARY 3, 2026, THROUGH FEBRUARY 9, 2026 (\$228,157.21)”
- C. SECOND AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND WEST COAST ARBORISTS, INC. FOR TREE TRIMMING MAINTENANCE SERVICES APPROVED BY INCREASING THE ANNUAL NOT-TO-EXCEED AMOUNT FOR AN ADDITIONAL \$143,475; AND CITY MANAGER AUTHORIZED TO EXECUTE THE SECOND AMENDMENT IN SUBSTANTIALLY THE FORM AND FORMAT ATTACHED AND AS APPROVED BY THE CITY ATTORNEY
- D. SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH EXP U.S. SERVICES, INC. TO EXTEND THE CONTRACT TERM FOR THE PYRITE STREET AND STATE ROUTE 60 INTERCHANGE RAMP TRAFFIC SIGNAL PROJECT (CIP NO. 21113); APPROVED

Paul Toor, Public Works Director, responded to questions.

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Sanchez, and carried 4-0 with Council Member Silva absent to approve Second Amendment to Professional Services Agreement with EXP U.S. Services, Inc. to extend the contract term for the Pyrite Street and State Route 60 Interchange Ramp Traffic Signal Project (CIP 21113).

Roll Call:

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

- E. CONSTRUCTION CONTRACT AWARDED TO LCR EARTHWORK & ENGINEERING, CORP. IN THE AMOUNT OF \$1,498,411.20. FOR THE AGATE STREET COMPLETE PROJECT (CIP #23109); CITY MANAGER AUTHORIZED TO EXECUTE THE AGREEMENT IN THE FORM ATTACHED HERETO; AND CONTINGENCY AMOUNT OF UP TO TEN PERCENT (10%) OF THE ORIGINAL CONTRACT AMOUNT, APPROVED; PROFESSIONAL SERVICES AGREEMENT FOR

CONSTRUCTION MANAGEMENT AND INSPECTION (CM/CI) WITH Z&K CONSULTANTS, INC. IN THE AMOUNT OF \$193,998 WITH A CONTINGENCY OF TEN PERCENT (10%) FOR THE AGATE STREET COMPLETE PROJECT (CIP #23109), APPROVED; AND CITY MANAGER AUTHORIZED TO EXECUTE THE PSA IN THE FORM ATTACHED HERETO; BUDGET AMENDMENT APPROVED IN THE AMOUNT OF \$194,270.12 FROM THE RMRA FUND TO INCREASE THE RMRA APPROPRIATION FOR CIP #23109 TO \$584,270.12; AND FINANCE DIRECTOR AUTHORIZED TO MAKE ANY APPROPRIATE BUDGET ADJUSTMENTS

Paul Toor, Public Works Director, responded to questions.

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Sanchez, and carried 4-0 with Council Member Silva absent to Award a construction contract to LCR Earthwork & Engineering, Corp. in the amount of \$1,498,411.20. for the Agate Street Complete Project (CIP #23109); authorize the City Manager to execute the Agreement in the form attached hereto; and approve a contingency amount of up to ten percent (10%) of the original contract amount; approve a Professional Services Agreement (PSA) for Construction Management and Inspection (CM/CI) with Z&K Consultants, Inc. in the amount of \$193,998 with a contingency of ten percent (10%) for the Agate Street Complete Project (CIP #23109); and authorize the City Manager to execute the PSA in the form attached hereto; and approve a budget amendment in the amount of \$194,270.12 from the RMRA fund to increase the RMRA appropriation for CIP #23109 to \$584,270.12; and authorize the Finance Director to make any appropriate budget adjustments.

Roll Call:

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

- F. **RESOLUTION NO. 2026-11** ADOPTED ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DENYING GENERAL PLAN AMENDMENT 21001 (GPA21001) TO CHANGE THE LAND USE DESIGNATION OF A PORTION OF THE SITE FROM OS-R (OPEN SPACE RECREATION) TO COMMERCIAL RETAIL (CR), CHANGE OF ZONE APPLICATION NO. CZ 21001 TO CHANGE THE ZONE OF A PORTION OF THE SITE FROM WATERCOURSE, WATERSHED, AND CONSERVATION AREAS (W-1) TO GENERAL COMMERCIAL (C-1/CP), TENTATIVE PARCEL MAP NO. 39001 (TMP 39001), CONDITIONAL USE PERMIT 21001 (CUP21001), AND SITE DEVELOPMENT PERMIT 21002 (SDP21002) THAT SOUGHT TO PERMIT THE DEVELOPMENT OF 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, AND 152-020-010) (MA NO 20269)”

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Sanchez, and carried 4-0 with Council Member Silva absent to approve Consent Calendar items A through C and F.

Roll Call:

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

Noes: Council Members: None

Absent: Council Members: Silva

14. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR:

Consent Calendar items D and E were removed from the Consent Calendar and discussed separately.

15. PUBLIC HEARINGS:

A. A PUBLIC HEARING TO CONSIDER AN APPEAL (MA25133, AP25002) TO THE CITY COUNCIL OF THE PLANNING COMMISSION’S DENIAL OF CAMINO TERRACE APARTMENTS PROJECT (MA24164, SDP24074), AN 80-UNIT AFFORDABLE HOUSING PROJECT CONSISTING OF 28 SUPPORTIVE HOUSING UNITS, 51 AFFORDABLE HOUSING UNITS, ONE MANAGER’S UNIT, A 2,560-SQUARE-FOOT COMMUNITY BUILDING, AND A 6,463 SQUARE-FOOT CHILDCARE CENTER LOCATED AT THE NORTHEAST CORNER OF CAMINO REAL AND LIMONITE AVENUE, AND NORTHEAST CORNER OF CAMINO REAL AND CANYON TERRACE DRIVE, ASSESSOR’S PARCEL NUMBERS 185-460-001, 185-470-001, 185-470-002; APPLICANT: WAKELAND HOUSING AND DEVELOPMENT CORPORATION

- Public Correspondence: Written correspondence from the public has been made part of the administrative record and are posted under the agenda item on the City’s website.

Roberto Gonzalez, Principal Planner, provided a PowerPoint presentation and responded to questions.

Mayor Berkson opened the public hearing and invited public testimony.

- Public Testimony: Jeff Riggs, City resident; Caz Harmon, City resident; Steven Bier, City resident; Ray Placentia, City resident; Diana Butts, City resident; Betty Stinson, City resident; Teresa Ramos, City resident; Gabrielle Baumert, City resident; Lukas Czerwinski, City resident; Julian Granada, City resident; and Jerry Romero, City resident.

Mayor Berkson closed the public hearing.

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Carmona, and carried 4-0, with Council Member Silva absent to direct staff to bring back a resolution upholding the denial and a resolution approving the Camino Terrace Apartments project, with the caveat of prohibiting blasting with explosives.

Roll Call:

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

Noes: Council Members: None

Absent: Council Members: Silva

B. PUBLIC HEARING TO CONSIDER AN INTERIM URGENCY ORDINANCE EXTENDING 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

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

Mayor Berkson opened the public hearing and invited public testimony.

- Public Testimony: Braiden Chadwick, Riverside Legacy IV, LLC provided a PowerPoint presentation.

Mayor Berkson closed the public hearing.

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Carmona, and carried 4-0 with Council Member Silva absent to adopt **URGENCY ORDINANCE NO. 2026-02**, entitled "AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, EXTENDING A TEMPORARY MORATORIUM ADOPTED BY THE CITY COUNCIL (INTERIM URGENCY ORDINANCE 2026-01) PURSUANT TO GOVERNMENT CODE SECTION 65858 ON THE ACCEPTANCE, PROCESSING, OR APPROVAL OF NEW DEVELOPMENT APPLICATIONS WITHIN THE PROPOSED NORTH PYRITE MASTER PLAN AREA" that does not exclude the Riverside Legacy IV, LLC, property.

Roll Call:

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

Noes: Council Members: None

Absent: Council Members: Silva

- C. PUBLIC HEARING TO CONSIDER ZONING CODE AMENDMENT NO. 24004 (ZCA24004) AN AMENDMENT TO TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE THAT: 1) AMENDS REGULATIONS PERTAINING TO HOME OCCUPATIONS; 2) ADDS SECTION 9.240.570 ESTABLISHING HOME OCCUPATION DEVELOPMENT, DESIGN, AND OPERATIONAL STANDARDS; 3) ALLOWS HOME OCCUPATIONS IN ALL ZONES THAT PERMIT SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS; 4) AMENDS APPEAL PROVISIONS; AND 5) MAKES A FINDING OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061(B)(3) – **PUBLIC HEARING CONTINUED TO THE MAY 7, 2026, MEETING**

Thomas Gorham, Principal Planner, provided a PowerPoint presentation and responded to questions.

Mayor Berkson opened the public hearing and invited public testimony.

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

Paul Toor, Public Works Director, provided a staff report and responded to questions.

Mayor Berkson opened the public hearing and invited public testimony. No public testimony was received. Mayor Berkson closed the public hearing.

Council Action: Moved by Mayor Pro Tem, seconded by Council Member, Carmona and carried 4-0 with Council Member Silva absent to 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;” and approve the introduction and first reading of **ORDINANCE NO. 2026-03** entitled “AN ORDINANCE OF THE CITY OF JURUPA VALLEY AMENDING ORDINANCE NO. 2025-01 TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM AND FINDING THIS ORDINANCE EXEMPT FROM CEQA.”

Roll Call:

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

16. COUNCIL BUSINESS:

A. A TOLLING AGREEMENT WITH PYRITE LEASING, LLC FOR INSURANCE AUTO AUCTION SITE AT 3500 PYRITE ROAD

Peter Thorson, City Attorney, provided a staff report and responded to questions.

- Public Comments: Jonathan Shardlow, Allen Matkins – representing Pyrite Leasing, LLC.

Council Action: Moved by Mayor Pro Tem Barajas, seconded by Council Member Carmona, and carried 4-0 with Council Member Silva absent to approve the Tolling Agreement between the City of Jurupa Valley and Pyrite Leasing, LLC for the Insurance Auto Auction site at 3500 Pyrite Road in substantially the form submitted to the City Council and authorize the City Manager to execute the Tolling Agreement on behalf of the City.

Roll Call:

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

B. REPORT ON LIMITING SMOKE SHOPS IN CITY AND DIRECTION TO STAFF REGARDING POTENTIAL MUNICIPAL CODE AMENDMENTS REGULATING SMOKE SHOPS – **NO FORMAL ACTION TAKEN**

Peter Thorson, City Attorney, provided a PowerPoint presentation and responded to questions. Joe Perez, Assistant City Manager/Community Development Director, responded to questions.

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

A. **MAYOR BERKSON**

1. PROVIDED UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION MEETING OF FEBRUARY 11, 2026.

B. **MAYOR PRO TEM BARAJAS**

1. PROVIDED UPDATE ON THE CALIFORNIA CONTRACT CITIES ASSOCIATION LEGISLATIVE AND EXECUTIVE BOARD MEETINGS OF FEBRUARY 11, 2026, AND FEBRUARY 18, 2026.

2. PROVIDED UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS EXECUTIVE COMMITTEE MEETINGS OF FEBRUARY 11, 2026, AND FEBRUARY 19, 2026.

C. COUNCIL MEMBER SILVA

1. UPDATE ON THE NORTHWEST MOSQUITO AND VECTOR CONTROL MEETING OF FEBRUARY 19, 2026 – DID NOT ATTEND MEETING

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

19. CITY ATTORNEY’S REPORT: None.

20. COUNCIL MEMBER REPORTS AND COMMENTS:

Council Member Carmona announced upcoming Riverside Emergency Animal Rescue System (REARS) Academy.

21. ADJOURNMENT:

There being no further business before the City Council, Mayor Berkson adjourned the meeting at 10:43 p.m. to Thursday, March 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: March 5, 2026