



## PLANNING COMMISSION AGENDA

WEDNESDAY, FEBRUARY 23, 2022 @ 7:00 P.M.  
CITY OF JURUPA VALLEY  
CITY COUNCIL CHAMBERS  
8930 LIMONITE AVENUE, JURUPA VALLEY, CA 92509

A. As a courtesy to those in attendance, we ask that cell phones be turned off or set to their silent mode and that you keep talking to a minimum so that all persons can hear the comments of the public and Planning Commission.

B. A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the Planning Secretary **BEFORE** the Chair calls for Public Comments on an agenda item. Each agenda item will be open for public comments before taking action. Public comments on subjects that are not on the agenda can be made during the "Public Appearance/Comments" portion of the agenda.

C. Members of the public who wish to comment on the CONSENT CALENDAR may do so during the Public Comment portion of the Agenda prior to the adoption of the Consent Calendar.

D. As a courtesy to others and to assure that each person wishing to be heard has an opportunity to speak, please limit your comments to 3 minutes.

### I. CALL TO ORDER AND ROLL CALL

CHAIR	COMMISSIONERS
HAKAN JACKSON	PENNY NEWMAN
	ARLEEN PRUITT
CHAIR PRO TEM	LAURA SHULTZ
ARMANDO CARMONA	

II. PLEDGE OF ALLEGIANCE

III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

IV. CONSENT CALENDAR

ITEM NO. 1

Approval of Agenda

ITEM NO. 2

Approval of the Minutes

- February 9, 2022 Regular Meeting

Documents:

ITEM NO. 2.PDF

ITEM NO. 3

Summary of City Council Actions and Development Update

Documents:

ITEM NO. 3.PDF

ITEM NO. 4

City Manager's update report

Documents:

ITEM NO. 4.PDF

ITEM NO. 5

Consideration of any items removed from Consent Calendar

V. PUBLIC HEARINGS

ITEM NO. 6

MASTER APPLICATION (MA) NO. 21179 - AMENDMENT TO THE AGUA MANSA COMMERCE PARK SPECIFIC PLAN TO ADD COLD STORAGE AS A PERMITTED USE WITH AN APPROVED SITE DEVELOPMENT PERMIT IN THE INDUSTRIAL PARK DISTRICT

LOCATION: 6120-6500 CLINKER DRIVE (APNS: 175-170-040; 046; 175-200-001; 002; 003; 004; -005 AND -007 TO -009)

APPLICANT: AGUA MANSA COMMERCE PREDEV LLC

THE FINAL ENVIRONMENTAL IMPACT REPORT, AGUA MANSA COMMERCE PARK SPECIFIC PLAN PROJECT, ("FEIR") WAS CERTIFIED BY THE CITY COUNCIL ON APRIL 16, 2020, BY RESOLUTION NO. 2020-18.

RECOMMENDATION: BY MOTION, ADOPT PLANNING COMMISSION RESOLUTION NO. 2022-02-23-01 RECOMMENDING THAT THE CITY COUNCIL AMEND THE AGUA MANSA COMMERCE PARK SPECIFIC PLAN TO ALLOW COLD STORAGE AS A PERMITTED USE WITH AN APPROVED SITE DEVELOPMENT PERMIT WITHIN THE INDUSTRIAL PARK DISTRICT OF THE SPECIFIC PLAN.

Documents:

ITEM NO. 6.PDF

ITEM NO. 7

MASTER APPLICATION (MA) NO. 21289 - 2ND REQUEST FOR A ONE (1) YEAR  
EXTENSION OF TIME FOR TENTATIVE TRACT MAP (TTM) NO. 36947-EMERALD RIDGE  
NORTH

LOCATION: NORTH OF SR-60, WEST OF CANAL STREET, SOUTH OF 28TH STREET AND  
EAST OF RIO VISTA SPECIFIC PLAN (APNS: 179-060-002; 178-070-004; 006; 007; 178-120-  
001; AND 002)

APPLICANT: HIGHPOINTE EMERALD RIDGE LLC

THE CITY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT (EIR) AND ADOPTED A  
STATEMENT OF OVERRIDING CONSIDERATIONS (SOC) AND A MITIGATION AND  
REPORTING PROGRAM (MMRP) FOR THE PROJECT IN COMPLIANCE WITH CEQA.

RECOMMENDATION: BY MOTION, ADOPT PLANNING COMMISSION RESOLUTION NO.  
2022-02-23-02 APPROVING A SECOND REQUEST FOR A ONE (1) YEAR EXTENSION OF  
TIME (EOT) FOR TENTATIVE TRACT MAP (TTM) NO. 36947, SUBJECT TO THE  
PREVIOUSLY ADOPTED CONDITIONS OF APPROVAL.

Documents:

ITEM NO. 7.PDF

VI. COMMISSION BUSINESS

VII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

VIII. PLANNING COMMISSIONER'S REPORTS AND COMMENTS

IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

X. ADJOURNMENT

Adjournment to the Regular Planning Commission meeting on Wednesday, March 9, 2022