



## PLANNING COMMISSION AGENDA

WEDNESDAY, DECEMBER 14, 2022

STUDY SESSION @ 6:00 P.M.

REGULAR SESSION @ 7:00 P.M.

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. The public may submit comments via email to: [esoriano@jurupavalley.org](mailto:esoriano@jurupavalley.org) before 5:00 p.m. on the scheduled meeting date.

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.

E. To live stream this meeting, please click on the following link:  
<https://www.jurupavalley.org/422/Meeting-Videos>

**STUDY SESSION - 6:00 P.M.****I. CALL TO ORDER AND ROLL CALL**

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

**II. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)****III. COMMISSION BUSINESS****ITEM NO. 1**

**STUDY SESSION:** MA16045 Rio Vista Specific Plan - replace Specific Plan No.243 with a new Specific Plan on 917.3 acres of land. A Master-Planned Community consisting of very Low-Density Residential, Medium Density Residential, Medium High Density Residential, High-Density Residential, Highest Density Residential, Light Industrial and Business Park, a public K-8 Educational facility, Open Space and Recreation areas, and circulation improvements. Located north of State Route (SR) 60, between Armstrong Road and Rubidoux Boulevard.

Documents:

[ITEM NO. 1.PDF](#)

**REGULAR SESSION- 7:00 P.M.****I. CALL TO ORDER AND ROLL CALL**

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

**II. PLEDGE OF ALLEGIANCE****III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)****IV. COMMISSION BUSINESS****ITEM NO. 1**

**CONTINUED STUDY SESSION (if necessary):** MA16045 Rio Vista Specific Plan - replace Specific Plan No.243 with a new Specific Plan on 917.3 acres of land. A Master-Planned Community consisting of very Low-Density Residential, Medium Density Residential, Medium High Density Residential, High-Density Residential, Highest Density Residential, Light Industrial and Business Park, a public K-8 Educational facility, Open Space and Recreation areas, and circulation improvements. Located north of State Route (SR) 60, between Armstrong Road and Rubidoux Boulevard.

## V. CONSENT CALENDAR

Agenda Items **2, and 3** are Consent Calendar Items. All may be approved by adoption of the Consent Calendar, by one (1) motion. There will be no separate discussion of these items unless Member(s) of the Planning Commission request that specific items be removed from the Consent Calendar for separate discussion and action.

### ITEM NO. 2

Approval of Agenda

### ITEM NO. 3

Approval of the Minutes

- November 9, 2022, Regular Meeting

Documents:

[ITEM NO. 3.PDF](#)

### ITEM NO. 4

Consideration of any items removed from Consent Calendar.

## VI. PUBLIC HEARING

### ITEM NO. 5

**PROJECT:** Master Application No. 21060: A Change of Zone from PUD No. 02 to PUD-03, and Minor Change No. 2 to Tentative Tract Map No. 39647 - Emerald Ridge North for 184 Single-Detached Homes on 44 acres and adopt an Addendum to the Certified EIR for the Emerald Ridge Residential Project pursuant to CEQA Guidelines Section 15164

**LOCATION:** North of SR-60, West of Canal St, South of 28th Street, and East of the Rio Vista Specific Plan (APNs: 179-060-002, 178-070-004, -006, -007, 178-120-001 and -002)

**APPLICANT:** Highpointe Emerald Ridge LLC

**RECOMMENDATION:** By motion, adopt Planning Commission Resolution No. 2022-12-14-03 recommending that the City Council (1) adopt an Addendum to the certified EIR for the Emerald Ridge Residential Project pursuant to CEQA Guidelines Section 15164, (2) approve Change of Zone 22009 from Planned Unit Development (PUD) No. 02 to PUD-03, and (3) adopt Minor Change No. 2 to Tentative Tract Map No. 39647 to

allow for the construction of 184 single-detached homes on approximately 44 acres located north of State Route 60, west of Canal Street, south of 28th Street, and east of the Rio Vista Specific Plan subject to the recommended conditions of approval.

Documents:

[ITEM NO. 5.PDF](#)

## ITEM NO. 6

**PROJECT:** Master Application No. 22259: First request for a one (1)-year Extension of Time for Tentative Tract Map No. 37601- Habitat for Humanity, and making a finding that no further environmental review is required under CEQA Guidelines Section 15162.

**LOCATION:** Terminus of Amarillo Street and Northerly of Mission Boulevard (APNs: 169-100-055, 169-070-035, 169-100-057)

**APPLICANT:** Habitat for Humanity - Riverside

**RECOMMENDATION:** By motion, adopt Planning Commission Resolution No. 2022-12-14-01 approving a first request for a one (1) year Extension of Time for Tentative Tract Map No. 37601, subject to the previously adopted conditions of approval, and making a finding that no further environmental review is required under CEQA Guidelines Section 15162.

Documents:

[ITEM NO. 6.PDF](#)

## ITEM NO. 7

**PROJECT:** Master Application No. 22239: Second request for a one (1)-year Extension of Time for Tentative Tract Map No. 37483 and making a finding that no further environmental review is required under CEQA Guidelines Section 15162.

**LOCATION:** Northwest corner of Pedley Road and Ben Nevis Boulevard (APNs: 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-008; 169-031-009; 169-032-002 & 169-032-004)

**APPLICANT:** Summer Eagle LLC & Re-UP, LLC

**RECOMMENDATION:** By motion, adopt Planning Commission Resolution No. 2022-12-14-02 approving a second request for a one (1) year Extension of Time for Tentative Tract Map No. 37483, subject to the previously adopted conditions of approval, and making a finding that no further environmental review is required under CEQA Guidelines Section 15162.

Documents:

[ITEM NO. 7.PDF](#)

## VII. COMMISSION BUSINESS

### ITEM NO. 8

Annual Reorganization of the Planning Commission.

A. Selection of Chair for 2023

B. Selection of Chair Pro Tem 2023

Documents:

[ITEM NO. 8.PDF](#)

**VIII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)****IX. PLANNING COMMISSIONER'S REPORTS AND COMMENTS****X. COMMUNITY DEVELOPMENT DEPARTMENT REPORT****XI. ADJOURNMENT**

Adjournment to the Regular Planning Commission meeting on Wednesday, December 28, 2022.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley City Council or other services, please contact Jurupa Valley City Hall at (951) 332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Agendas of public meetings and any other writings distributed to all, or a majority of, the Jurupa Valley Planning Commission in connection with a matter subject to discussion or consideration at an open meeting of the Planning Commission are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at the City of Jurupa Valley, 8930 Limonite Ave., Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, the Jurupa Valley Planning Commission. The Planning Commission may also post the writing on its Internet website at [www.jurupavalley.org](http://www.jurupavalley.org)