



SPECIAL PLANNING COMMISSION AGENDA

WEDNESDAY, NOVEMBER 29, @ 6:00 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: jtorres@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>

I. CALL TO ORDER AND ROLL CALL

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

II. PLEDGE OF ALLEGIANCE

III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

IV. CONSENT CALENDAR

Agenda Items 1, 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. 1

Approval of Agenda

ITEM NO. 2

Approval of the Minutes

- November 8, 2023, Regular Meeting

Documents:

[ITEM. 2.PDF](#)

ITEM NO. 3

PROJECT: Master Application (MA) No. 17132 (CZ21003, TPM37677, SDP19008, & DA19001): Rubidoux Commerce Park- 1.18 Million-Square-Foot Industrial Park with 5 Buildings.

LOCATION: Easterly of Montana Avenue. Westerly of West Riverside Canal, Southerly of 25th Street, Northerly of 28th Street, and Two Parcels are located Southeast of the West Riverside Canal and Northwest of Avalon Street and East of 28th Street.

APPLICANT: Proficiency Capital, LLC

RECOMMENDATION: By motion, adopt Resolution No. PC-2023-21

recommending that the City Council deny MA17132, consisting of Change of Zone No. 21003, Site Development Permit No. 19008, Tentative Tract Map 37677, and Development Agreement No. 19001, to allow the construction of an industrial park.

Documents:

[ITEM 3.PDF](#)

ITEM NO. 4

Consideration of any items removed from Consent Calendar.

V. PUBLIC HEARING

ITEM NO. 5

PROJECT: Master Application (MA) No. 21256: General Plan Amendment (GPA) No. 21008, & Tentative Tract Map (TTM) No. 38171- Saddlehorn Ranch Residential. A 19.36-acre subdivision consisting of 31 single-family lots and certifying an Environmental Impact Report, making findings, adopting a statement of overriding considerations and adopting a mitigation monitoring and reporting program for Saddlehorn Ranch Residential.

LOCATION: 6550 Limonite Avenue (APN: 186-160-021)

APPLICANT: RC Hobbs Company

RECOMMENDATION: That the Planning Commission open the public hearing and continue the public hearing for Master Application (MA) No. 21256 to December 13, 2023, Planning Commission Meeting.

Documents:

[ITEM 5.PDF](#)

ITEM NO. 6

PROJECT: Master Application (MA) No. 22153: (GPA22003, SP266A5, CZ22002, SP22001, TTM38504, DA22001)-Vernola Ranch Specific Plan

LOCATION: Generally Bounded by I-15 freeway to the west, Pats Ranch Road to the East, and Bellgrave to the north, Limonite to the south

APPLICANT: Mccune & Associates, Inc.

RECOMMENDATION: By motion. adopt Resolution No. PC-2023-24, recommending that the City Council 1) certify the Environmental Impact Report (EIR) and adopt a statement of Overriding Considerations and a Mitigation Monitoring and Report Program; 2) approve General Plan No. 22003: 3) approve Specific Plan Amendment No. 266A5 to remove Planning Areas 10, 13,15, and 20 from the I-15 Corridor Specific Plan No. 22001 providing development standards and design guidelines to the project area: (6)

Development Agreement No. 22001 and (7) Tentative Tract Map No. 38504 to allow the residential development of approximately 1,576 residential dwelling units (single-family, multi-family, townhomes and other housing types), recreation areas, a network of trails & parks, internal street network, open space, landscaping, and street improvements and includes overlay for a potential school site located at the northeast portion of the Specific Plan Area (the "Project")

Documents:

[ITEM 6.PDF](#)
[DEVELOPMENT AGREEMENT.PDF](#)

VI. COMMISSION BUSINESS

None.

VII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

VIII. PLANNING COMMISSIONERS' REPORTS AND COMMENTS

IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

X. ADJOURNMENT

Adjournment to the Regular Planning Commission meeting on Wednesday, December 13, 2023.

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