



**PLANNING COMMISSION AGENDA  
WEDNESDAY, JANUARY 24, 2024 @ 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>*



**ITEM NO. 5**

**PROJECT:** Master Application No. 23352: Third Extension of Time for Tentative Tract Map No. 37211 extending the expiration date to March 21, 2025, and determining that no further California Environmental Quality Act review is required pursuant to CEQA Guidelines Section 15162

**LOCATION:** Southeast Corner of Canal Street and Opal Street (APNs: 177-130-007 & 177-142-018)

**APPLICANT:** Sequanata Partners, LP

**RECOMMENDATION:** By motion, adopt Resolution No. PC-2024-02 approving a one (1) year Extension of Time for Tentative Tract Map No. 37211, subject to the previously adopted Conditions of Approval and determining that no further CEQA review is required pursuant to CEQA Guidelines Section 15162

**ITEM NO. 6**

**PROJECT:** Master Application No. 23213: Revised Permit No. 1 to Tentative Tract Map No. 37640 to amend a phasing requirements pertaining to the installation of amenities and open space for Emerald Ridge South and adopt a previous Environmental Determination for the Emerald Ridge Residential project pursuant to CEQA Guidelines Section 15162

**LOCATION:** Southeast of Kenwood, East of Canal, West of Avalon, and North of SR-60 (APNs: 178-191-001, 178-191-002, 178-191-004, 178-191-015, 179-060-006, and 179-060-007)

**APPLICANT:** Century Communities of California, LLC

**RECOMMENDATION:** It is recommended that the Planning Commission approve Minor Change No. 1 to Tentative Tract Map No. 37640 to amend conditions related to street improvements and amenities for Emerald Ridge South and adopt a Previous Environmental Determination for the Emerald Ridge Residential project pursuant to CEQA guidelines Section 15162

**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, February 14, 2024.

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)