



PLANNING COMMISSION AGENDA

WEDNESDAY, FEBRUARY 25, 2026 AT 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: ccortez@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

LAURA SHULTZ

CHAIR PRO TEM

URIEL DE LA TORRE

COMMISSIONERS

ARLEEN PRUITT

CHRISTOBAL ROSALES

GEORGE RUIZ

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 February 11, 2026 Minutes

Documents:

[MINUTES.PDF](#)

ITEM NO. 3

Consideration of any items removed from the Consent Calendar.

V. PUBLIC HEARING

ITEM NO. 4

PROJECT: A PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 25111, TENTATIVE TRACT MAP (TTM) NO. 39210, SITE DEVELOPMENT PERMIT (SDP) NO. 26002, AND VARIANCE (VAR) NO. 26001 AND A PREVIOUS ENVIRONMENTAL DETERMINATION PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR A 604-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT. THE

PROJECT SITE IS LOCATED NORTH OF LIMONITE AVENUE, WEST OF PATS RANCH ROAD, AND EAST OF THE I-15 FREEWAY (APNS: 160-050-023, -073, -005, -074); APPLICANT: ANTHONY VERNOLA & VERNOLA MARITAL TRUST

RECOMMENDATION: That the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC-0006:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY APPROVING MASTER APPLICATION NO. 25111 (MA25111) CONSISTING OF TENTATIVE TRACT MAP NO. 39210 (TTM39210), SITE DEVELOPMENT PERMIT NO. 26002 (SDP26002), AND VARIANCE NO. 26001, AND ADOPTING A PREVIOUS ENVIRONMENTAL DETERMINATION PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR A 604-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT LOCATED NORTH OF LIMONITE AVENUE, WEST OF PATS RANCH ROAD, AND EAST OF THE I-15 FREEWAY (ASSESSOR'S PARCEL NUMBERS 160-050-023, -073, -005, -074)

Documents:

[ITEM NO. 4.PDF](#)

ITEM NO. 5

PROJECT: PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. MA24351: CONDITIONAL USE PERMIT (CUP) NO. 24013 TO ALLOW THE MANUFACTURING OF COMMERCIAL BUSES WITHIN A NEW 85,570 SQUARE FOOT BUILDING LOCATED AT 5467 28TH STREET. (APN: 178-230-002); APPLICANT: FAUSTO REYES

RECOMMENDATION: That the Planning Commission conduct a public hearing and by motion, adopt Resolution No. PC-0007

1. Approving Conditional Use Permit (CUP) No. 24013 to allow the industrial manufacturing of commercial buses within a new 85,570 square foot building located at 5467 28th Street; and
2. Finding that the project is exempt under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32: In-Fill Exemption) because the Project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations and occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

Documents:

[ITEM NO. 5.PDF](#)

VI. COMMISSION BUSINESS

VII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

VIII. PLANNING COMMISSIONERS' REPORTS AND COMMENTS

IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

X. ADJOURNMENT

Adjournment to the Planning Commission meeting on Wednesday, March 11, 2026.

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