



## PLANNING COMMISSION AGENDA

WEDNESDAY, AUGUST 9, 2023

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**

<b>CHAIR</b>	<b>COMMISSIONERS</b>
LAURA SHULTZ	HAKAN JACKSON
	ARLEEN PRUITT
<b>CHAIR PRO TEM</b>	YESENIA VILLAGOMEZ
PENNY NEWMAN	

**II. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)**

**III. COMMISSION BUSINESS**

**ITEM NO. 1**

**STUDY SESSION:** Overview of Riverside Transit Agency

Presentation by Jennifer Nguyen, Director of Planning, regarding the Riverside Transit Agency

**REGULAR SESSION - 7:00 P.M.**

**I. CALL TO ORDER AND ROLL CALL**

<b>CHAIR</b>	<b>COMMISSIONERS</b>
LAURA SHULTZ	HAKAN JACKSON
	ARLEEN PRUITT
<b>CHAIR PRO TEM</b>	YESENIA VILLAGOMEZ
PENNY NEWMAN	

**II. PLEDGE OF ALLEGIANCE**

**III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)**

**IV. COMMISSION BUSINESS**

**ITEM NO. 1**

**CONTINUED STUDY SESSION (if necessary):** Overview of Riverside Transit Agency

Presentation by Jennifer Nguyen, Director of Planning, regarding the Riverside Transit Agency

## V. CONSENT CALENDAR

Agenda Items **2, 3 and 4** 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

- July 26, 2023 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. 23148: 4th request for a one (1)-year Extension of Time for Tentative Tract Map No. 36947 - Emerald Ridge North, and making a finding that no further environmental review is required under CEQA Guidelines Section 15162(a).

**LOCATION:** North of SR-60, west of Canal Street, 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 Resolution No. PC-2023-17 approving the fourth request for a one (1)-year Extension of Time for Tentative Tract Map No. 36947, subject to the previously adopted conditions of approval, and making a finding that no further environmental review is required under CEQA Guidelines Section 15162(a).

Documents:

[ITEM NO. 5.PDF](#)

## VII. COMMISSION BUSINESS

None.

## VIII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

## IX. PLANNING COMMISSIONERS' REPORTS AND COMMENTS

## X. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

## XI. ADJOURNMENT

Adjournment to the Regular Planning Commission meeting on Wednesday,  
August 23, 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](http://www.jurupavalley.org)