

# City of Jurupa Valley

## PLANNING COMMISSION MINUTES August 9, 2023

### CALL TO ORDER

Laura Shultz, Chair called the Study Session of the Jurupa Valley Planning Commission meeting to order at 6:00 P.M.

### ROLL CALL

#### Members Present:

- Laura Shultz, Chair
- Penny Newman, Chair Pro Tem
- Hakan Jackson, Commission Member
- Arleen Pruitt, Commission Member
- Yesenia Villagomez, Commission Member

### PUBLIC COMMENTS/ APPEARANCE

No comments received.

### STUDY SESSION ITEM NO. 1

#### OVERVIEW OF RIVERSIDE TRANSIT AGENCY

Jennifer Nguyen, Director of Planning for the Riverside Transit Agency, provided a presentation on the RTA Bus Stop Improvement program and transit system. Ms. Nguyen informed the Commission that the residents could obtain information, promotional services and updates on their web site at <https://www.riversidetransit.com>, social media and download the RTA app.

#### COMMISSIONER DISCUSSION

- The Commission inquired on future routes in Jurupa Valley.
- The Commission requested that the City post RTA information and promotional material on the City's website and social media pages.
- The Commission addressed concerns regarding the renovations of the bus stop shelters in the City.
- The Commission requested that all future proposed projects that our brought before the Commission include the closest transit routes and provide RTA's response to the project.

# City of Jurupa Valley

- The Commission expressed the interest in the GoMicro transit program for the City.

## **CALL TO ORDER**

Laura Shultz, Chair, called the Regular Planning Commission meeting to order at 7:00 P.M.

## **ROLL CALL**

### **Members Present:**

- Laura Shultz, Chair
- Penny Newman, Chair Pro Tem
- Hakan Jackson, Commission Member
- Arleen Pruitt, Commission Member
- Yesenia Villagomez, Commission Member

## **PLEDGE OF ALLEGIANCE**

Commissioner Pruitt led the Pledge of Allegiance.

## **PUBLIC COMMENTS/ APPEARANCE**

No comments received.

## **CONSENT CALENDAR**

Agenda Items, 2, 3, and 4 were unanimously approved by motion of Commissioner Pruitt and seconded by Chair Pro Tem Newman. The motion carried (5-0).

Ayes: Shultz, Jackson, Pruitt, Newman and Villagomez

Noes: None

Abstained: None

Absent: None

## **PUBLIC HEARING ITEM NO. 5**

**MASTER APPLICATION NO. 23148; 4<sup>TH</sup> 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 ENVIORNMENTAL REVIEW IS REQUIRED UNDER CEQA GUIDELINES SECTION 15162 (A)**

# City of Jurupa Valley

Kumail Raza, Senior Planner, provided a PowerPoint presentation for a forth request for a one-(1) year Extension of Time (EOT) for Tentative Tract Map No. 36947 for Emerald Ridge North consisting of 184 single-family residential lots on approximately 44 acres. No changes are proposed to the design or lay out of the subdivision of land as part of this EOT application. The EOT is requested to ensure that the Tentative Tract Map does not expire while the submitted Grading Permit and Final Map are under review.

The most recent actions to the original approval of Emerald Ridge North are as follows:

- November 9, 2022: Planning Commission approved the third one (1) year Extension of Time (EOT) for the tentative map with a new expiration date of November 18, 2023.
- February 2, 2023: City Council approved CZ22009 from Planned Unit Development (PUD) No. 02 to PUD-03, and Minor Change No. 2 to TTM36947. These approvals were to enhance the previously approved architecture, reconfigure the internal circulation, expand the open space and trail network, and reconfigure the approved lot lines to extend La Cañada Drive into the adjacent tract as the new secondary point of access.

Commissioner Villagomez requested clarification on the changes City Council approved February 2023.

Senior Planner Raza informed the Commission that the City Council approved the secondary access point and a larger open space area.

Commissioner Villagomez inquired if the applicant has begun grading.

Senior Planner Raza informed the Commission that grading plans have been submitted to Engineering and are under review.

Commissioner Villagomez inquired if the graffiti and illegal dumping concerns raised by residents at the November 9, 2022 Planning Commission meeting were addressed.

Senior Planner Raza informed the Commission that the complaints raised during that meeting were not at the project site under

# City of Jurupa Valley

consideration but rather for the Emerald Ridge South property located to the south of the Emerald Ridge North site. He indicated that upon receiving previous complaints, staff informed the property owner of the Emerald Ridge South site and Sheriffs' Department to address public safety issues.

## **PUBLIC HEARING OPENED**

Ross Yamaguchi, applicant, thanked staff for their presentation and the Commission for their consideration and made himself available to answer any questions.

Monica Hernandez, spoke in opposition of the project. Ms. Hernandez raised concerns regarding the graffiti and illegal dumping at Emerald Ridge South site.

## **PUBLIC HEARING CLOSED**

### **COMMISSIONER DISCUSSION**

- Planning Commission expressed concerns regarding having the property with no fencing, which makes it easier for people to illegally dump.
- Planning Commission asked for a timeframe for when the project will commence groundbreaking.

Commissioner Pruitt recommended that a fence be placed on the property to help prevent illegal dumping.

Chair Shultz encouraged the residents to report illegal dumping to the Code Enforcement Division and any abandon vehicles to the Riverside County Sheriff Department.

Commissioner Villagomez expressed her concerns in granting an additional EOT, which gives the opportunity for the property owner to sell and not construct what was entitled. Commissioner Villagomez also expressed concerns regarding illegal dumping on the sites.

Chair Pro Tem Newman moved and Commissioner Pruitt seconded to adopt Resolution No. PC-2023-17 approving a forth request for a one (1) year Extension of Time for Tentative Tract Map No. 36947,

# City of Jurupa Valley

subject to the previously adopted conditions of approval, and making a finding that no further environmental review is required CEQA Guidelines Section 15162(a).  
The motion carried (4-1).

Ayes: Shultz, Newman, Jackson, and Pruitt

Noes: Villagomez

Abstained: None

Absent: None

## **COMMISSION BUSINESS**

None.

## **PUBLIC COMMENTS/ APPEARANCE**

No comments received.

## **PLANNING COMMISSIONERS’/ REPORTS/COMMENTS**

Chair Shultz thanked the residents for attending and providing their comments at tonight’s Planning Commission meeting.

Chair Shultz also expressed her appreciation to staff for their hard work.

## **COMMUNITY DEVELOPMENT**

Deputy Director Dianne Guevara summarized the actions taken at the July 27, 2023 and August 3, 2023 City Council meetings.

## **ADJOURNMENT**

The Commission adjourned the meeting in memory of three recently fallen firefighters: Assistant Chief Josh Bishof, Fire Captain Tim Rodriguez and Pilot Tony Sousa.

# City of Jurupa Valley

There being no further business before the Planning Commission,  
Chair Shultz adjourned the meeting at 7:43 P.M.

Respectfully submitted,

---

Joe Perez, Community Development Director  
Secretary of the Planning Commission