

# Planning Commission Minutes

Wednesday, February 25, 2026

**CALL TO ORDER** Chair Shultz called the Regular Planning Commission meeting to order at 7:00 P.M.

**ROLL CALL** Members Present:

- Laura Shultz, Chair
- Uriel De La Torre, Chair Pro Tem
- Arleen Pruitt, Commissioner
- Christobal Rosales, Commissioner
- George Ruiz, Commissioner

**PLEDGE OF ALLEGIANCE** Commissioner Ruiz led the Pledge of Allegiance.

**PUBLIC COMMENTS** No Comments Received.

## CONSENT CALENDAR

**ITEM NO. 1** Approval of Meeting Agenda.

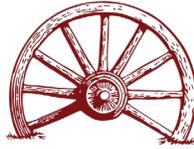
**ITEM NO. 2** Approval of February 11, 2026 Minutes.

**ITEM NO. 3** Consideration of any items removed from the consent calendar.

**MOTION:** Moved by Chair Pro Tem De La Torre, seconded by Commissioner Ruiz, to approve Agenda Items 1, 2 and 3.

Motion carried 5-0





## **PUBLIC HEARING**

**ITEM NO. 4** 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

Staff report presented by Roberto Gonzalez, Principal Planner, recommending that the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC-0006:

1. 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
2. Adopting a previous Environmental determination pursuant to Section 15162 of the California Environmental Quality Act (CEQA) 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)

## **PLANNING COMMISSION DISCUSSION**

Staff responded to Commissioner questions.

## **PUBLIC HEARING OPENED**

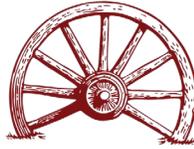
Fayres LaLone, representative for the Applicant, responded to Commissioner questions.

Rick Bondar, the applicant responded to Commissioner questions.

No Comments Received.

## **PUBLIC HEARING CLOSED**





## **PLANNING COMMISSION DISCUSSION**

**MOTION:** Moved by Commissioner Pruitt, seconded by Chair Pro Tem De La Torre to adopt Resolution No. PC-0006.

Motion carried 5-0.

### **ITEM NO. 5**

**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**

Staff report presented by Rene Aguilar, Senior Planner, recommending 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.

## **PLANNING COMMISSION DISCUSSION**

Staff responded to Commissioner questions.

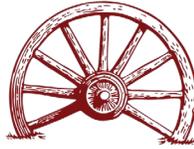
### **PUBLIC HEARING OPENED**

Rick Fugitt, the representative for the owner, responded to Commissioner questions.

Fausto Reyes, the Applicant, responded to Commissioner questions.

Kate Wilson, the project noise consultant responded to Commissioner questions.





No Comments Received.

## **PUBLIC HEARING CLOSED**

## **PLANNING COMMISSION DISCUSSION**

**MOTION:** Moved by Commissioner Pruitt, seconded by Commissioner Ruiz to adopt Resolution No. PC-0007.

Motion carried 5-0.

### **COMMISSION BUSINESS**

No business.

### **PUBLIC COMMENTS**

No comments received.

### **PLANNING COMMISSIONERS' REPORTS**

Chair Shultz introduced Commissioner Reports, during which the following was announced:

- Commissioner Pruitt reported on her participation in the Homeless Strategic Plan meeting and shared key takeaways from the open discussion. She reminded the community that the Homeless Strategic Plan survey is due on March 6th.
- Chair Pro Tem De La Torre announced that the next River Clean-Up event will take place on Saturday, March 7th, and noted that this volunteer activity occurs monthly.
- Commissioner Rosales expressed appreciation to the Riverside County Sheriff's Department and the Code Enforcement team for their ongoing efforts to patrol and address issues related to large trucks traveling along Etiwanda.

### **COMMUNITY DEVELOPMENT REPORT**

Assistant City Manager/Director of Community Development Joe Perez provided updates to the Commission on the following matters:

- Announced the Grand Openings for Nothing Bundt Cakes and L&L Hawaiian BBQ.
- Provided updates from the last City Council meeting.
- Announced upcoming meetings and events to be held by the Community Development Department.





# City of Jurupa Valley

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## **ADJOURNMENT**

There being no further business before the Planning Commission, Chair Shultz adjourned the meeting at 8:38 P.M. to March 25, 2026.

Respectfully submitted,

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Joe Perez  
Director of Community Development  
Secretary of the Planning Commission

