

City of Jurupa Valley

PLANNING COMMISSION MINUTES

DECEMBER 14, 2022

CALL TO ORDER

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

ROLL CALL

Members Present:

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

PUBLIC COMMENTS/ APPEARANCE

No comments received.

STUDY SESSION ITEM NO. 1

MASTER APPLICATION NO. 16045 RIO VISTA SPECIFIC PLAN NO. 243 WITH A NEW SPECIFIC PLAN ON 917.3 ACRES OF LAND. A MASTER-PLANNED COMMUNITY CONSISTING OF VERY LOW-DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, MEDIUM HIGH DENSITY RESIDENTIAL, HIGH-DENSITY RESIDENTIAL, HIGHEST DENSITY RESIDENTIAL, LIGHT INDUSTRIAL AND BUSINESS PARK, A PUBLIC K-8 EDUCATIONAL FACILITY, OPEN SPACE AND RECRETATION AREAS AND CIRCULATION IMPROVEMENTS LOCATED NORTH OF STATE ROUTE 60, BETWEEN ARMSTRONG ROAD AND RUBIDOUX BOULEVARD

Principal Planner Jim Pechous provided a PowerPoint presentation on the proposed project, Rio Vista Specific Plan No. 16001, would replace Rio Vista Specific Plan No. 243 that was adopted by Riverside County in 1992, before the City's incorporation. The Specific Plan would allow for the following uses:

- Single Family Homes – 1,249 units
- Multi Family Home – 448 units

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- Commercial Site – 5 acres
- Three (3) Neighborhood Parks – 14 acres
- Equestrian Center – 14 acres
- Two Elementary School – 14 acres
- Natural Open Space – 405 acres

The total acreage of the proposed Specific Plan area is 917.3 acres. The proposed Specific Plan project includes the following entitlement applications:

- General Plan Amendment (GP): change GP Land Use to be consistent with proposed Specific Plan land uses
- Change of Zone (CZ): modify zone from SP No. 243 to new Rio Vista Specific Plan zone
- Specific Plan (SP): Replace Rio Vista Specific Plan No. 243 with new Rio Vista Specific Plan No. 16001
- Tentative Parcel Map (TPM): Tentative Tract Map No. 37074 subdivides project site and would provide for grading, lotting, and backbone improvements associated with Rio Vista Specific Plan No. 16001
- Development Agreement (DA): sets required community benefits for flexibility in code and process

The proposed project includes the construction of 19.6 acres of roadways. The circulation system is a 1.3-mile extension of 20th street. The extension will provide a connection between Roubidoux Boulevard and Sierra Avenue where access to both the SR-60 and I-10 freeways will be available. To prevent truck traffic from heading west on 20th Street in the residential neighborhoods, a roundabout is proposed as a deterrent and a direct truck traffic to flow east on 20th toward Rubidoux Boulevard.

Principal Planner Pechous provided the next steps for the proposed project:

- December 2022: Completion of the Draft EIR
- December 2022: Public Review of the Draft EIR 45 day review period
- January 2023: Community Outreach meeting
- March 2023: Planning Commission public hearing following by City Council public hearing

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COMMISSION DISCUSSION:

- The Commission inquired on the signage to prohibit trucks to access the roundabout.
- The Commission requested that the equestrian trails be designated in the proposed Specific Plan.
- The Commission inquired on the removal of the Equestrian Center from the previous SP.
- The Commission requested improved traffic circulation and access to the freeways.
- The Commission inquired on how the truck traffic can be prevented from accessing the roundabout.
- The Commission inquired if the proposed Housing Development would have to comply with the Inclusionary Housing Ordinance.
- The Commission inquired as to why the proposed SP is reducing the number of designated school site from two to one.
- The Commission requested a larger buffer between Crestmore and Business Park to help mitigate any potential pollution from the business park.

Community Development Director Joe Perez informed the Commission that the City would most likely enter into a Development Agreement with the applicant and address the affordable housing requirement as part of the Agreement.

The Study Session item will commence at the regular Planning Commission meeting.

CALL TO ORDER

Chair Hakan Jackson called the regular Planning Commission meeting to order at 7:00 P.M.

ROLL CALL

Members Present:

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

PLEDGE OF ALLEGIANCE

Commissioner Newman led the Pledge of Allegiance.

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**PUBLIC COMMENTS/
APPEARANCE** No comments received.

**CONTINUED
STUDY SESSION
ITEM NO. 1**

MASTER APPLICATION NO. 16045 RIO VISTA SPECIFIC PLAN NO. 243 WITH A NEW SPECIFIC PLAN ON 917.3 ACRES OF LAND. A MASTER-PLANNED COMMUNITY CONSISTING OF VERY LOW-DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, MEDIUM HIGH DENSITY RESIDENTIAL, HIGH-DENSITY RESIDENTIAL, HIGHEST DENSITY RESIDENTIAL, LIGHT INDUSTRIAL AND BUSINESS PARK, A PUBLIC K-8 EDUCATIONAL FACILITY, OPEN SPACE AND RECRETATION AREAS AND CIRCULATION IMPROVEMENTS LOCATED NORTH OF STATE ROUTE 60, BETWEEN ARMSTRONG ROAD AND RUBIDOUX BOULEVARD

Jeremy Krout, applicant, thanked the Commission for their consideration and provided PowerPoint Presentation of the project. Mr. Krout provided additional information regarding the equestrian trail location and an equestrian facility.

Chair Pro Tem Pruitt inquired if the proposed developments would be equipped with solar panels and EV charging stations.

Jeremy Krout informed the Commission that California requires clean energy for new development and the development will provide solar panels and EV charging stations.

CONSENT CALENDAR Agenda Items 2 and 3 were unanimously approved by the motion of Chair Pro Tem Shultz and seconded by Commissioner Pruitt, with corrections on the Minutes of November 9, 2022.

The motion carried (4-0).

Ayes: Jackson, Shultz, Newman and Pruitt

Noes: None

Abstained: None

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Absent: None

PUBLIC HEARING ITEM NO. 5

MASTER APPLICATION NO. 21060: A CHANGE OF ZONE FROM PUD NO. 02 TO PUD NO. 3, AND MINOR CHANGE NO. 2 TO TENTATIVE TRACT MAP NO. 39647 – EMERALD RIDGE NORTH FOR 184 SINGLE-DETACHED HOMES ON 44 ACRES AND ADOPT AN ADDENDUM TO THE CERTIFIED EIR FOR THE EMERALD RIDGE RESIDENTIAL PROJECT PURSUANT TO CEQA GUIDELINES SECTION 15164

Kumail Raza, Senior Planner provided a PowerPoint presentation on the request to extend La Cañada Drive into the tract as the new secondary point of access instead of a railroad crossing at Alta Street, enhance the previously approved architecture, reconfigure internal circulation, and expand the open space and trail network. The proposed project would require the following entitlements and plan:

Change of Zone: Change zoning from Planned Unit Development (PUD) No. 2 to PUD No. 3 to enhance the previously approved architecture, reconfigure internal circulation, and expand the open space and trail network; and

Minor Change to Tentative Tract Map: Reconfigure approved lot lines to extend La Cañada Drive into tract as the new secondary point of access.

PUBLIC HEARING OPENED

Ross Yamagushi, applicant representative for Emerald Ridge North, thanked the Commission for their consideration and provided a PowerPoint presentation of the proposed project.

Chair Jackson inquired if bus stops would be located in the proposed development.

Senior Planner Raza informed the Commission that Riverside Transportation Authority determines the location of the bus stops.

PUBLIC HEARING CLOSED

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Commissioner Newman moved and Chair Pro Tem Shultz seconded to adopt Resolution No. 2022-12-14-03, recommending that the City Council (1) adopt an Addendum to the certified EIR for the Emerald Ridge Residential Project pursuant to CEQA Guidelines Section 15164; (2) approve Change of Zone No. 22009 from PUD No. 2 to PUD No. 03; (3) adopt Minor Change No. 2 to Tentative Tract Map No. 39647 to allow for the construction of 184 single-detached homes on approximately 44 acres located north of State Route 60, west of Canal Street, south of 28th Street, and east of the Rio Vista Specific Plan subject to the recommended conditions of approval, and correcting the numeration in the Resolution Sub Section No. 5.

The motion was approved (4-0).

Ayes: Jackson, Shultz, Newman and Pruitt

Noes: None

Abstained: None

Absent: None

PUBLIC HEARING ITEM NO. 6

MASTER APPLICATION NO. 22259: FIRST REQUEST FOR A ONE (1)-YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 37601-HABITAT FOR HUMANITY, AND MAKING A FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER CEQA GUIDELINES SECTION 15162

Reynaldo Aquino, Senior Planner, provided a PowerPoint presentation for the request of a one year Extension of Time for Tentative Tract Map (TTM) No. 36720 consisting of 26 single-family residential lots, 2 open space lots, one 0.64-acre park, and a 0.16 –acre pocket park on approximately 5.3 acres. There are no changes proposed to the design or layout of the subdivision of land as part of the Extension of Time application. The applicant is requesting the extension due to the setbacks caused by the COVID pandemic outbreak early 2020 and the challenges it created in moving forward with uncertainty to whether the applicant could reasonably complete the proposed project due to the supply chain and

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cost increase issues associated with dramatic change in the business climate.

PUBLIC HEARING OPENED

No comments received.

PUBLIC HEARING CLOSED

Chair Pro Tem Shultz moved and Commissioner Pruitt made a second to adopt Resolution No. 2022-12-14-01 approving a first request for a one year Extension of Time for Tentative Tract Map No. 37601, subject to the previously adopted conditions of approval; and making a finding that no further environmental review is required under California Environmental Quality Act Section 15162.

The motion was approved (4-0).

Ayes: Jackson, Shultz, Newman and Pruitt

Noes: None

Abstained: None

Absent: None

PUBLIC HEARING ITEM NO. 7

MASTER APPLICATION NO. 22239: SECOND REQUEST FOR A ONE (1)-YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 37483 AND MAKING A FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER CEQA GUIDELINES SECTION 15162

Miguel Del Rio, Associate Planner, provided a PowerPoint presentation for a second request of a one year Extension of Time for Tentative Tract Map (TTM) No. 37483 consisting of the subdivision of 5.36 acres into six commercial parcels. The project site is located south of State Route 60, west of Pedley Road and north of Ben Nevis Boulevard. There are no changes proposed to the design or layout of the subdivision of land as part of the Extension of Time application. The applicant requested a second Extension of Time due to updates that need to be made to the map since the property is now under new ownership. The Final Map is being updated to reflect new ownership

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information and has to be resubmitted to the City for final signatures. The applicant anticipates the final map to be recorded in March of 2023.

PUBLIC HEARING OPENED

Sherri Morrow, applicant representative thanked the Commission for their consideration.

PUBLIC HEARING CLOSED

Commissioner Pruitt moved and Commissioner Newman made a second to adopt Resolution No. 2022-12-14-02 approving a second request for a one year Extension of Time for Tentative Tract Map No. 37483, subject to the previously adopted conditions of approval; and making a finding that no further environmental review is required under California Environmental Quality Act Section 15162.

The motion was approved (4-0).

Ayes: Jackson, Shultz, Newman and Pruitt

Noes: None

Abstained: None

Absent: None

COMMISSION BUSINESS ITEM NO. 8

ANNUAL REORGANIZATION OF THE PLANNING COMMISSION

Chair Jackson opened the nominations for the 2023 Chair and Chair Pro Tem.

Selection of the Chair for 2023

Commissioner Newman nominated Chair Pro Tem Laura Shultz for Chair.

Roll Call Vote:

Ayes: Jackson, Shultz, Newman and Pruitt

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Noes: None

Abstained: None

Absent: None

The motion was approved (4-0).

Selection of the Chair Pro Tem for 2023

Chair Pro Tem Shultz nominated Commissioner Newman for Chair Pro Tem.

Roll Call Vote:

Ayes: Jackson, Shultz, Newman and Pruitt

Noes: None

Abstained: None

Absent: None

The motion was approved (4-0).

PUBLIC COMMENTS/ APPEARANCE

No comments received.

PLANNING COMMISSIONERS'/ REPORTS/COMMENTS

Chair Pro Tem Shultz thanked staff for their presentations and staff reports.

Commissioner Pruitt thanked Chair Jackson for his service as the Planning Commission Chair. Commissioner Pruitt also, thanked staff for a detailed staff reports and requested that future staff reports pertaining to proposed housing development include how the developer will be complying with the Inclusionary Housing Ordinance. Commissioner Pruitt informed the Commission and residents that the Louis Rubidoux Library provides adult social services on Mondays and Wednesdays.

Commissioner Newman provided an update on the String Fellow Superfund site and informed the Commission and community that

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the containers were removed from the site. Commissioner Newman also thanked Chair Jackson for his service.

Chair Jackson expressed his gratitude to the Committee and their service. Chair Jackson also thanked staff for their thorough work on the staff reports.

COMMUNITY DEVELOPMENT

Community Development Director Joe Perez thanked Chair Jackson for his outstanding service and thanked the Commission for their kind words towards staff.

Mr. Perez summarized the actions taken at the December 1, 2022 City Council meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Jackson adjourned the meeting at 8:40 P.M.

Respectfully submitted,

Joe Perez, Community Development Director
Secretary of the Planning Commission