

# City of Jurupa Valley

## PLANNING COMMISSION MINUTES

August 23, 2023

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

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

**PUBLIC COMMENTS/  
APPEARANCE** No Comments Received.

**CONSENT CALENDAR** Agenda Items 1, 2, and 3 were unanimously approved by the motion of Commissioner Jackson and seconded by Chair Pro Tem Newman. The motion carried (5-0).

Ayes: Shultz, Newman, Jackson, and Villagomez

Noes: None

Abstained: None

Absent: None

**PUBLIC HEARING  
ITEM NO. 4** **CERTIFYING AN ENVIRONMENTAL IMPACT REPORT,  
MAKING FINDINGS, ADOPTING A STATEMENT OF  
OVERRIDING CONSIDERATIONS AND ADOPTING A**

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**MITIGATION MONITORING AND REPORTING PROGRAM FOR “THE DISTRICT AT JURUPA VALLEY SPECIFIC PLAN” THAT WOULD PERMIT DEVELOPMENT OF UP TO 1,192 NEW RESIDENTIAL UNITS; APPROXIMATELY 3 MILLION SQUARE FEET OF COMMERCIAL AND INDUSTRIAL LAND USES (INCLUDING WAREHOUSE AND DISTRIBUTION USES); A HOTEL WITH UP TO 160 ROOMS; AND APPROXIMATELY 11 ACRES OF PARKS AND OPEN SPACE ON AN APPROXIMATELY 248.3-ACRE PROJECT SITE LOCATION: THE PROPOSED SPECIFIC PLAN AREA IS GENERALLY BOUNDED BY SR-60 TO THE NORTH, THE SANTA AN RIVER TO THE EAST, 34<sup>TH</sup> STREET TO THE SOUTH, AND RUBIDOUX BOULEVARD TO THE WEST**

Joe Perez, Community Development Director made the following announcement regarding the Public Hearing item.

- Spanish translation services available
- Public Hearing process; staff will provide a presentation on the item and will be followed by questions from the Planning Commission members; the applicant will be allowed to make presentation 15 minutes; then the Public Hearing will be opened to allow for members of the public to speak; the applicant will be allowed for a rebuttal 10 minutes
- Anyone wishing to speak, please complete a speaker’s card and submit it to the Recording Secretary Erika Soriano
- Given high number of speaker cards members of the public will be allowed 3 minutes rather than typical 5 to speak, speakers using translation services will be allowed double the time (6 minutes) to speak, E-mail comments will be read up to 3 minutes
- If it appears meeting will extend beyond 11 pm, we will pause and ask the Planning Commission to vote to extend the meeting
- Reminder to be courteous by allowing speakers and Commissioners to talk without interruption

Principal Planner Thomas Gorham provided a PowerPoint presentation on the proposed project, The District at Jurupa Valley Specific Plan. The District at Jurupa Valley Specific Plan would replace the Emerald Meadows Ranch Specific Plan that was adopted

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by Riverside County in 2005, before the City's incorporation. The District at Jurupa Valley Specific Plan proposes the creation of a multiple use district that provides new residential development, regional and local commercial shopping centers, a hotel, business park, and warehouse/logistics uses. The Specific Plan also designates areas for public parks, trail linkages and other open space areas that connect the land use areas within the Specific Plan. The proposed Specific Plan Land Use plan includes the following major land use components on the 248.3-acres:

- Up to 1,192 dwelling units on 42 acres
- 1,472,500 square feet of local neighborhood and regional commercial building square footage on 97.7 acres
- 1,500,000 square feet on Industrial/Logistics building square footage on 67.3 acres
- 30,000 square feet of Business Park building square footage on 7.8 acres
- 112,500 square feet of hospitality building square footage on 5.9 acres
- 11.1 acres of public park and open space
- 22.4 acres of public improvements (public streets, parkways and public facilities)

The proposed Specific Plan project includes the following entitlement applications:

- General Plan Amendment (GP 21010): change the underlying General Plan land use designations of Commercial Retail, Very High Density Residential, High Density Residential, Medium Density Residential, and Medium High Density Residential associated with the Emerald Meadows Ranch Specific Plan to Commercial Neighborhood, Commercial Retail, Commercial Tourist, Light Industrial, Highest Density Residential, Public Facilities, and Open Space-Recreation consistent with the proposed The District at Jurupa Valley Specific Plan land use designations. The Specific Plan Overlay remains on the project site;
- Specific Plan (SP 21001): Adopt the District at Jurupa Valley Specific Plan and repeal the Emerald Meadows Ranch Specific Plan.
- Tentative Parcel Map (TPM): Tentative Tract Map No. 38318 subdivides the project site into 38 parcels to

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accommodate proposed land uses, preliminary grading and utilities plan, street vacations, and backbone improvements associated with The District Specific Plan.

- Development Agreement (DA): An agreement between the applicant and the City that establishes a mechanism from the construction of infrastructure and other public improvements and sets the required community benefits the applicant will provide that help offset impacts from the proposed project.

Principal Planner Gorham discussed various components of the project including land use plan; open space; trail network; circulation plan; development standards; signage; gateway features; and landscaping. Mr. Gorham informed the Commission that Engineering proposed the removal of condition that requires a fair share contribution to the Hall Avenue at 24th Street traffic condition, and two additional conditions of approval:

- Condition 2.46 - The Rubidoux and SR-60 interchange shall be improved to an interim condition to include additional lanes at each on/off ramp as identified in the Traffic Impact Analysis and as approved by the City Engineer and Caltrans
- Condition 2.46.1- Ultimate SR-60 interchange improvements are included as part of the City's Capital Improvement Program (CIP) project. If the City's ultimate improvements are completed prior to interim improvement installations, then Applicant will be required to provide a cash-in-lieu of construction for all or a portion of the required interim improvements. The cash-in-lieu of construction fee shall be in the form and amount approved by the City Engineer. A cost estimate shall be prepared by a licensed engineer submitted for review and approval of the City Engineer.

Principal Planner Gorham also provided a summary of the Planning Commission's feedback and responses from their Planning Commission Study Session on March 22, 2023.

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Summary of Reponses to PC Study Session	
Planning Commission Feedback	Response
Inquired if the proposed digital billboard would shut off when the notices from Edison go out to conserve energy.	The Specific Pan requires that signage shall have dimming capabilities during flex alert to cut back or shift electricity during peak hours.
Requested information regarding the capacity of the surrounding schools	As outlined in Table 4.14-3 of the DEIR, the proposed 1,192 new dwelling units would generate an estimated 833 students for elementary through high school. The existing Emerald Meadows Ranch Specific Plan accounted for a similar estimated student amount and is accounted for in the City's General Plan.
Raised concerns regarding the traffic circulation and access to the freeways.	The truck traffic circulation plan identifies truck routes to both westbound and eastbound SR 60. On-site and off-site roadway improvements, will be made to improve traffic flow and movements on the roadway network as required by the recommended conditions and mitigation measures.
Inquired on the bus stops in the proposed Specific Plan.	As part of the individual site development, the City will work with Riverside County Transit Authority to identify sites for bus stops within the Specific Plan area including types of shelters/stops.
Requested a larger buffer (i.e., 1,000 feet) between the proposed industrial site and residential area.	The Specific Plan requires a 750-foot buffer between any industrial building, and a 500-foot buffer between any commercial retail –integrated building and any new or existing residential dwelling unit within a Residential Zone/Land Use Area. The 750-foot or 500-foot buffer is to be measured from the truck dock door closest to the nearest dwelling unit.
Inquired on how the truck drivers will be aware of the truck route designated in the proposed Specific Plan.	Signage, physical roadway improvements will be provided to indicate truck routes and direct into and out of the project area. In addition, commercial/industrial leases shall be required to include information to tenants on truck routes.
Inquired if the City will be able to use the digital billboard for Public Service Announcements.	The applicant has indicated that the digital billboard signs would be available to the City for public service announcements.

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Inquired if there will be any EV charging stations.	Development within the Specific Plan will be required to provide the required number of parking spaces equipped with EV charging infrastructure for future installation of EV charging stations and with full EV charging stations, as set forth in the California Green Building Code.
Requested that the dock doors from the proposed warehouse building not be allowed to face the residential areas.	The Specific Plan requires that loading dock doors be screened from the street and adjacent residential uses by landscaping, berms and or walls.
Inquired if the proposed housing development would have to comply with the Inclusionary Housing Ordinance.	All residential development in the project would be subject to the City's Inclusionary Housing Ordinance.
Inquired if the project can move forward without the Industrial building component or with reduction in warehouse size.	The applicant has indicated that the 1.5 million sq. ft. industrial building is a key component in the development proforma and necessary for an economically viable project.

Community Development Director Perez provided a PowerPoint presentation regarding the Development Agreement (DA). The proposed DA provides the owner vested rights to proceed with the development of the project site in accordance with the terms and conditions of the DA. By entering into the DA, the City is securing certain public benefits, which enhance the public health, safety and welfare. The below table is a summary of several proposed community benefits that would be provided. The estimated total benefit amount, based on a 20-year projection, is \$15,706,814.

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<b>PROPOSED COMMUNITY BENEFITS OF DEVELOPMENT AGREEMENT</b>		
<b>Type of Community Benefit</b>	<b>Purpose</b>	<b>Amount of Payment</b>
<b>Facilities Benefit Contribution</b> – Section 5.6.1	For construction of public facilities for the City, including, but not limited to, those public facilities described on the City’s Capital Improvement Plan	<ul style="list-style-type: none"> <li>• \$110 per multi-family unit</li> <li>• \$183 for each single-family unit</li> </ul> <p>Term of 50 years. Rate will automatically increase 2% per year.</p>
<b>Maintenance of Infrastructure Benefit Contribution</b> –Section 5.6.2	For operation, maintenance and repair of City infrastructure required by Project approvals, including, but not limited to, flood and storm protection services, sidewalks, roads, road medians, street lighting, traffic signals and similar City facilities	<ul style="list-style-type: none"> <li>• \$37 per multi-family unit</li> <li>• \$61.60 per single family unit</li> <li>• \$308 per acre for Properties designated retail, business park, hotel</li> <li>• \$123 per acre for Properties designated Light Industrial</li> </ul> <p>Automatic annual rate increase by CPI (minimum 2% and maximum of 6%)</p>
<b>Public Safety Benefit Contribution</b> – Section 5.6.3	To supplement police, fire, emergency medical and other public safety services for the Project in addition to services currently provided	<ul style="list-style-type: none"> <li>• \$206 per multifamily unit</li> <li>• \$343 per single-family Unit</li> <li>• \$0.126 per SF of properties designated Commercial Retail;</li> <li>• \$.094 per SF for properties designated Commercial Other</li> <li>• \$.084 per SF for properties designated Business Park</li> </ul>

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		<ul style="list-style-type: none"> <li>• \$.044 per SF properties designated Light Industrial</li> </ul> <p>Automatic annual rate increase by CPI (minimum 2% and maximum of 6%)</p>
<b>Transitional Living Program</b> – Section 5.6.5	To support housing services and opportunities for residents	\$250,000 to be paid in five installments of \$50,000
<b>Arts, Culture and Community Resources Fund</b> - Section 5.6.6	To entities serving City through arts, culture or community resources programs	\$125,000 (one-time payment)
<b>Community Room Lease</b> - Section 5.6.7	Dedicated space of not less than 2,500 SF within the commercial area of Project for the City’s exclusive use community room	To be leased to City at no cost Term of 20 years
<b>Commercial Rehabilitation Program Contributions</b> – Section 5.6.8	To support and retain local businesses who may have to compete with the larger incoming tenants of Project. City would provide grants to small businesses for building improvements such as HVAC, roof repairs, or façade improvements.	\$500,000 (one-time payment)
<b>Rubidoux Downtown Master Plan</b> – Section 5.6.9	Support City’s efforts to develop Rubidoux Downtown Master Plan	\$250,000 (one-time payment)
<b>SR 60 Freeway/Rubidoux Bl. Interchange—Project Approval and Environmental Documentation Study (PAED)</b> – Section 5.6.10	To fund first step in design and construction SR 60 Freeway/Rubidoux Boulevard Interchange improvements.	City to utilize existing \$2,400,000 in available funds plus additional \$1,400,000 to complete PAED. City to complete and submit PAED to Caltrans.
<b>Commercial Truck Enforcement</b> – Section 5.6.11	To ensure trucks servicing nonresidential properties comply with City Truck Ordinances	City to fund commercial truck enforcement with incoming Public Safety Benefit Contribution Owner to notify truck companies &



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		drivers they must comply with Truck Ordinances; be jointly liable with trucking companies & drivers for Ordinance violations; and be subject to administrative citations & other remedies. Owner consents to City's use of cameras & other technologies to identify trucks & other vehicles originating from or travelling to non-residential properties in violation of Truck Ordinances
<b>Administrative Fee – Section 5.8</b>	To compensate City for costs incurred in drafting/processing Development Agreement	\$50,000 (one-time payment)  \$10,000 annually until project completion
<b>Transient Occupancy Tax Sharing Agreements Section 7.3</b>	To provide economic assistance for qualifying hotels to promote jobs, expand City revenue, and meet unmet demand for hotel room	City to provide up to \$599,999 in Transient Occupancy Tax Sharing Funds for Qualified Hotels: <ul style="list-style-type: none"> <li>• Minimum 160 rooms</li> <li>• Minimum avg. daily room rate of \$190 per night (subject to annual CPI increase)</li> <li>• Upper scale upscale, or upper midscale hotel</li> </ul>

Principal Planner Gorham discussed the Environmental Impact Report. The scope was determined through the City's independent judgement, and in consideration of public comments received by the City in response to the Environmental Impact Report Notice of Preparation. The EIR covered the following areas; Aesthetics, Light, and Glare; Air Quality; Biological Resources; Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; Population and Housing; Public Services; Recreation; Transportation and Traffic; Tribal Cultural Resources; Utilities and Service Systems; and Alternatives.

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All impacts, with the exception of Air Quality, Greenhouse Gas Emission, and Transpiration, of the proposed project can be mitigated to a level of less than significant with the implementation of the mitigation measures.

Commissioner Villagomez questioned why the previous two applications were denied by City Council.

Community Development Director Perez informed the Commission that the previous request for initiation were denied by City Council due to concerns regarding negative impacts the proposed projects will bring forth.

Commissioner Villagomez inquired if there were other truck route options.

Assistant City Engineer Octavio Duran informed the Commission that several truck routes were analyzed but felt the option selected was the most optable route.

Commissioner inquired on the repaving plan and the quality of the material.

Assistant City Engineer Octavio Duran informed the Commission that the applicant would need to use material that would last 20-30 years.

Commissioner Villagomez inquired on how many truck trips were expected.

Phillip Wragg, City's Traffic Consultant, informed the Commission that the study showed less than one (1) truck every one (1) minute during peak hours.

Commissioner Villagomez asked if Caltrans has approved the SR-60 interchange improvements.

Assistant Engineer Duran informed the Commission that the City has completed a Project Study Report, which identifies various interchange alternatives. The next phase includes completion of the Project Approval & Environmental Document (PAED) which

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requires coordination with Caltrans. City staff will be soliciting proposals for a consultant to complete the PAED phase and bring the item to Council at a future meeting.

Commissioner Villagomez asked if the retail construction would be Phase I of the project.

Principal Planner Gorham informed the Commission that the construction of the retail component would be Phase I as outlined in the proposed Development Agreement.

Commissioner Villagomez inquired on the outreach efforts.

Principal Planner Gorham informed the Commission that the City held two (2) Study Sessions, an Environmental Justice Community meeting, and the applicant provided several Community meetings.

Commissioner Jackson inquired if bus stops would be installed within the project site.

Principal Planner Gorham informed the Commission that an assessment of the site would be conducted by Riverside Transit Agency to determine the number and location of the bus stops within the project site.

Commissioner Pruitt inquired if the surrounding schools would be able to absorb the students that will come due to the proposed housing.

Principal Planner Gorham informed the Commission that the Jurupa Valley School District was notified of the proposed development and would not need to build new schools in the area.

Commissioner Pruitt asked if the Hall Street Bridge would need to be reinforced or widen due to the potential increase in traffic.

Assistant Engineer Duran informed the Commission that based on the projected volume of traffic they would not need to widen or strengthen the bridge on Hall Street.

Chair Pro Tem Newman suggested a stipulation be included for the Point of Sales for the CR-Integrated Use Overlay use.

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Chair Shultz also inquired on other truck route options.

Assistant City Engineer Duran informed the Commission that the truck route chosen was the least impactful to the residential areas.

## **PUBLIC HEARING OPENED**

Tarek Shaer, applicant, thanked the Commission for their consideration and provided a PowerPoint presentation of the proposed project.

Mauricio Oberfeld, developer, thanked the Commission for their consideration and input on the proposed project. Mr. Oberfeld looks forward to building a quality project in the City.

Commissioner Villagomez asked for an update on the three residential structures that have not sold their properties to the Developer.

Mauricio Oberfeld informed the Commission that they have not been successful in negotiating the purchase of the properties but they will continue communicating with the owners. In addition, a buffer would be built around those properties and the residents will have full access to the streets.

Commissioner Pruitt asked for the timeline of the construction of the proposed development.

Mauricio Oberfeld, developer informed the Commission that once the development plans are approved by the City, they would begin with the grading and street improvements. Then it would take about 18 months for the construction of the retail to be completed.

Commissioner Jackson inquired if the proposed digital billboard would shut off when the notices from Edison go out to conserve energy.

Mauricio Oberfeld informed the Commission that the project would be a sustainable development.

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Chair Pro Tem Newman expressed that she is pleased with the 750 square foot buffer and asked what mitigations will be set forth in the buffer.

Tarek Shaer, applicant informed the Commission that there would be over 1,000 trees planted in the area along with air filters added to the residential units.

Chair Shultz called a recess at 9:38 P.M. and reconvened the meeting at 9:48 P.M.

Robert (Maddog), Union IW 416 representative, spoke in favor of the project.

Alex Zamora, union member, spoke in favor of the project and expressed that the development will bring good-paying jobs to the area.

Amy Smith, CARE CA representative, spoke in favor of the project and is excited to see much-needed housing and retail in the area.

Omar Perez, resident, spoke in favor of the project; Mr. Perez said the project would bring much-needed improvements to the area.

John Sisley, V.A. Local 364 Union representative, spoke in favor of the project and the benefits of having local jobs.

Robert Ramos, Local 416 Union representative spoke in favor of the project and the jobs that will be created.

Mirna Torres, resident, spoke in favor of the project and expressed her excitement about having jobs, retail shops, and grocery stores in close proximity to the area and improved infrastructure.

Salvador Amequita, resident, spoke in favor of the project and said this development would bring much-needed jobs to the area.

Omar Cobian, Carpenters Union, spoke in favor of the project and expressed the need for local jobs.

Oscar Gonzalez, resident, spoke in favor of the project and is excited to see all the new jobs this development will bring into the local area.

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David Sandoval, resident, spoke in favor of the project and expressed the need to activate the area with shops and housing. Also, the need for street lights and sidewalks.

Eddie Sandoval, resident, spoke in favor of the project and expressed his frustration with the previous owners on the up keeping of the vacant land. Mr. Sandoval thanked the current ownership for cleaning the area and bringing forth quality development.

Gary Cooner, resident spoke against the warehouse component of the development. Mr. Cooner expressed concerns that the warehouse will worsen the air quality in the area.

Louie Lopez, Iron Workers Local 433 union representative, spoke in favor of the project and expressed excitement to have local jobs in Jurupa Valley.

Laura Roughton, resident, spoke in opposition to the project and expressed concerns regarding the proposed warehouse component of the project.

George Ruiz, resident, spoke in opposition to the project and expressed that he would like to keep the area more equestrian lifestyle.

Betty Anderson, resident, spoke against the warehouse and suggested the developer build more housing.

Victor Ruiz, Ph.D., resident spoke in favor of the project and expressed his excitement on the growth of the community.

Diana Fox, resident, spoke against the project. Ms. Fox opposes the warehouse component due to the bad air quality.

Yanira Sandoval, spoke in favor of the project. Ms. Sandoval expressed that the area needs to be built to prevent the crimes from having the vacant lot for so many years.

Elizabeth Sena, representative from CCAEJ, stated their neutral position on the project but requested that the item be table to allow for more public outreach.

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Memo Reyes, resident, spoke in favor of the project. Mr. Reyes expressed his excitement to shop locally.

Ana Gonzalez, representative from CCAEJ, stated she would like to withdraw their letter stating their neutral stance on the project. Ms. Gonzalez expressed concern regarding the warehouse component of the project and the air quality that comes with warehouse developments.

Josie Gaytan, resident, spoke in opposition to the project, stated that she is a renter, and will be displaced if the project moves forward.

Pastor Manny Flores, resident, spoke in opposition of the project. Pastor Flores is concerned about the truck routes and the negative impacts they will cause in the adjacent residential area.

Shelly Hunter, resident, spoke against the project and the negative impacts it will bring to the surrounding residential area.

Jessie Marquez, resident, spoke against the project and the traffic impacts it will bring to the area.

Eunice Huth, resident, spoke in favor of the project and the growth the proposed project will bring to the area.

Josie Duarte, resident, expressed that she feels she would be negatively impacted by the project.

Anthony Kelley, resident spoke against the project and the negative impacts the project will have on the area.

Mario Gambon, resident, spoke in favor of the project and expressed that the project would bring several jobs to the area.

Daisy De Anda, resident of Moreno Valley, spoke against the project and expressed that the project will affect renters negatively.

Romana Sandoval, resident, spoke in favor of the project but expressed her concern regarding the warehouse component and the truck traffic concerns.

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Pamela Blynn, resident, spoke in favor of the project and expressed the need to have shops locally.

Erika Soriano, Administrative Services Coordinator read into the record the following emails:

Trena Lawless requested a denial of the project.

Jamila Lenoir strongly opposes building a warehouse next to residential.

Betty Youngblood, requesting denial of the project.

Denise Taylor opposes the project and expressed the need for more affordable housing.

Valerie Warhop, resident, wrote in opposition of the project. Ms. Warhop is against the warehouse component and suggested more housing and schools.

Masaki Mendoza, resident, wrote in favor of the project and expressed the need for more housing and retail in the City.

Staci Staff opposes the project and feels it will have a detrimental impact on the community.

J. Lenoir opposes the project due to the 72-acre warehouse proposal.

Jonathan Caldwell requested the denial of the project.

Joyce E. Warhop opposes the project and request that no warehouse be built on the former Emerald Farms property.

Chair Shultz called a recess at 11:29 P.M. and reconvened the meeting at 11:38 P.M.

Tarek Shaer, applicant informed the Commission that they have been in communication with the property owners within the project area and they are not displacing any residents, but will contact the resident stating displacement to assist her. Mr. Shaer also informed the Commission that the developer team has had about 38 outreach meetings with the Community.



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Commissioner Jackson inquired if there would be signs for idling trucks.

Tarek Shaer informed the Commission that there would be signs indicating no Idling.

## **PUBLIC HEARING CLOSED**

## **COMMISSION DISCUSSION**

Commissioner Villagomez stated that she likes the retail and residential portion of the project but opposes the warehouse component. Also, does not agree with the truck route since there is existing congestion within the proposed truck route. Commissioner Villagomez expressed that she is in support of creating jobs in the community but the health concerns and traffic issues outweigh the benefits of the proposed project. Therefore, Commissioner Villagomez will be voting no against the proposed project.

Commissioner Jackson stated that the proposed development would help an area that has been undeveloped and underserved. Commissioner Jackson expressed that the proposed development will assist by providing low-income housing and setting aside funds to assist the homeless in the community. Commissioner Jackson stated that the 750-foot buffer and vegetation would help protect from the pollutants.

Commissioner Pruitt stated that she really liked the retail, residential, and Community Benefits the City would receive from the project. However, the proposed project would be acceptable without the warehouse. Commissioner Pruitt stated the City designated warehouse overlays for a reason and would not be in support of extending the overlay to the Rubidoux area.

Chair Pro Tem Newman spoke about Environmental Justice not just looking at reducing pollution in communities that are overburdened. It is also in finding ways to bring in assets and services in communities that have long been overlooked. This project brings those services and assets such as grocery stores and retail shops, open spaces, and parks. We heard people talk about wanting sidewalks and streetlights. This will do it. That is Environmental Justice, bringing

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resources and improved infrastructures to communities that have been underserved. The developer has placed a 750-foot buffer with vegetation barriers that will absorb the PM 2.5. In addition, they have allowed the distance to prevent pollution where residents will be living and will be installing air filtration units to the residential units. The developer is working with the City and listening to the residents; they have taken our concerns very seriously, therefore Chair Pro Tem will vote in favor of the project.

Chair Shultz stated that the proposed warehouse component of the project is not being built across from a school or an established residential area. It is being built in an area that is conducive to such development. Chair Shultz also expressed that the development agreements far surpass any other development agreement she has seen. The developer addresses the mitigation efforts and they have had meetings with the stakeholders who live in the Rubidoux area. Therefore, Chair Shultz will be voting in favor of the project.

Chair Pro Tem Newman moved and Commissioner Jackson seconded to adopt Resolution No. PC-2023-18 recommending that the City Council 1) certify the Environmental Impact Report (EIR) and adopt a Statement of Overriding Considerations and a Mitigation Monitoring and Report Program; 2) approve General Plan Amendment No. 21010; 3) approve Specific Plan No. 21001 and repeal the Emerald Meadows Ranch Specific Plan (SP-337) from the project site; 4) approve Development Agreement No. 21001; and (5) approve Tentative Tract Map 38318 to allow the development of up to 1,192 new residential units; approximately 3 million square feet of commercial and industrial land uses (including warehouse and logistic uses); a hotel with conference and hospitality area; and approximately 11 acres of parks and open space on an approximately 248.3-acre project site; and recommended the addition of two engineering conditions of approval related to interchange improvements to the Rubidoux Boulevard and State Route 60 and the removal of condition that requires a fair share contribution to the Hall Avenue at 24th Street traffic condition.

The motion was approved (3-2).

Ayes: Shultz, Newman, and Jackson

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Noes: Pruitt and Villagomez

Abstained: None

Absent: None

**COMMISSION  
BUSINESS**

None.

**PUBLIC COMMENTS/  
APPEARANCE**

No comments received.

**PLANNING  
COMMISSIONERS'  
REPORTS/COMMENTS**

Commissioner Jackson wished everyone a happy Labor Day.

**COMMUNITY  
DEVELOPMENT**

None

**ADJOURNMENT**

There being no further business before the Planning Commission, Chair Shultz adjourned the meeting at 12:22 A.M.

Respectfully submitted,

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Joe Perez, Director of  
Community Development  
Secretary of the Planning Commission