

# City of Jurupa Valley

## PLANNING COMMISSION MINUTES FEBRUARY 23, 2022

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

**ROLL CALL**

**Members Present:**

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

**Members Absent:**

- Armando Carmona, Chair Pro Tem

**PLEDGE OF ALLEGIANCE**

Chair Jackson led the Pledge of Allegiance.

**PUBLIC COMMENTS/  
APPEARANCE**

No comments received.

**ITEM NO. 1**

Commissioner Newman moved and Commissioner Shultz seconded a motion to approve the February 23, 2022 agenda. The motion was approved (4-0-1), with Chair Pro Tem Carmona absent.

Ayes: Jackson, Newman, Pruitt, and Shultz

Noes: None

Abstained: None

Absent: Carmona

**CONSENT CALENDAR**

Agenda Items 2, 3, 4, and 5 were unanimously approved by motion of Commissioner Shultz and seconded by Commissioner Pruitt. The motion carried (4-0-1), with Chair Pro Tem Carmona absent.

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Ayes: Jackson, Newman, Pruitt, and Shultz

Noes: None

Abstained: None

Absent: Carmona

## **ITEM NO. 6**

### **MASTER APPLICATION (MA) NO, 21179- AMENDMENT TO THE AUGUA MANSA COMMERCE PARK SPECIFIC PLAN TO ADD COLD STORAGE AS A PERMITTED USE WITH AN APPROVED SITE DEVELOPMENT PERMIT IN THE INDUSTRIAL PARK DISTRICT**

Reynaldo Aquino, Senior Planner, provided a Power Point presentation for a proposed amendment to the Agua Mansa Commerce Park Specific Plan to add cold storage as a permitted use with an approved Site Development Permit in the Industrial Park District.

The Specific Plan's vision is to remediate this brownfield site and redevelop it into a vibrant industrial park and business park with retail opportunities. To include cold storage use as a permitted use, subject to an approved Site Development Permit, in the Industrial Park District is consistent with this vision. The use is also similar to the existing permitted uses in the Industrial Park District.

The Industrial Park District allows for a maximum of 4,216,000 square feet of building area on 189.7 acres. Cold Storage is unique from other manufacturing uses as its focus is to store general ingredients and finished food products such as meat, cheese, and produce. Cold storage facilities will keep the product until grocery stores need to restock their refrigerated/frozen aisles. Therefore, manufacturing, research and development, and fulfillment centers are not part of cold storage, which makes cold storage a unique use and will further enhance the diversity of uses within the Industrial district.

The proposed amendment to the Specific Plan will include the following requirements: A maximum building area for Cold Storage of 855,750 square feet; and a requirement that decreases total maximum building area for Industrial Park if cold storage was

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approved without generating any increase in impacts. For every square-foot of approved Cold Storage, the Industrial Park District building area square footage will be reduced by 1.25 square feet.

In addition, the following adopted Mitigation Measures are required for this project:

- The project will require building operators to ensure that equipment, motor vehicles and portable equipment will be turned off when not in use for than five minutes.
- Truck idling shall not exceed five minutes and the project shall place signs that identify CARB anti-idling regulations.

An addendum to the approved EIR was prepared for the addition of cold storage as an allowable use. The addendum demonstrates that all potential environmental impacts associated with proposed amendment would be within the envelope of impacts already evaluated in the Certified FEIR.

Senior Planner Aquino informed the Commissioners that the City received the following letters:

- AQMD comment letter
- Urban Crossroads response letter to AQMD comments

## **COMMISSIONER DISCUSSION:**

- Cold Storage impacts addressed by the EIR
- Possible tenant for the site
- Will cold storage be run on electricity or gas
- Will truck idling be addressed under Conditions of Approval
- Is current infrastructure capable of handling greater electrical load.

## **PUBLIC HEARING OPENED:**

Brent McManigal, Attorney representing the applicant, clarified the AQMD concerns.

Carter Ewing, Managing Partner thanked the Commission for their consideration and addressed their questions. Mr. Ewing informed

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the Commission that they currently do not have a tenant; the refrigeration units will be electric; and the buildings will be equipped for solar panels if a future tenant intends to have solar infrastructure panels.

**PUBLIC HEARING CLOSED:**

Commissioner Newman moved and Commissioner Pruitt seconded a motion to adopt Resolution No. 2022-02-23-01 recommending that the City Council amend the Agua Mansa Commerce Park Specific Plan to allow cold storage as a permitted use with an approved Site Development Permit within the Industrial Park District of the Specific Plan. The motion carried (4-0-1), with Chair Pro Tem Carmona absent.

Ayes: Jackson, Newman, Pruitt, and Shultz

Noes: None

Abstained: None

Absent: Carmona

**ITEM NO. 7**

**MASTER APPLICATION (MA) NO, 21289 – 2<sup>ND</sup> REQUEST FOR A ONE (1) YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP (TTM) NO. 36947 – EMERALD RIDGE NORTH**

Kumail Raza, Associate Planner, provided a PowerPoint presentation for this item. The applicant, Highpointe Emerald Ridge, requests a one (1) year Extension of Time for TTM36947 consisting of 184 single-family residential lots on approximately 44 acres. No changes are proposed to the design or layout of the subdivision of land as part of this extension request. The proposed one-year extension of time for TTM36947 is in conformance with the City's Municipal Code and General Plan. Per Section Code 7.15.230, a TTM is eligible for up to six (6) extensions in one (1) year increments. This would be the 2<sup>nd</sup> one (1) year extension.

**PUBLIC HEARING OPENED:**

No comments received.

**PUBLIC HEARING CLOSED:**

Commissioner Pruitt moved and Commissioner Schultz seconded a motion to adopt Resolution No. 2022-02-23-02 approving a second

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request for a one (1) year Extension of Time (EOT) for Tentative Tract Map (TTM) No. 36947, subject to the previously adopted conditions of approval. The motion carried (4-0-1), with Chair Pro Tem Carmona absent.

Ayes: Jackson, Newman, Pruitt, and Shultz

Noes: None

Abstained: None

Absent: Carmona

**COMMISSION  
BUSINESS**

None.

**PUBLIC COMMENTS/  
APPEARANCE**

No comments received.

**PLANNING  
COMMISSIONERS'  
REPORTS/COMMENTS**

None.

**COMMUNITY  
DEVELOPMENT  
DEPARTMENT REPORT**

Community Development Director Joe Perez summarized the actions taken at the February 17, 2022 City Council meeting and informed the Commission that the Planning Commission meeting of March 9, 2022 would be cancelled.

**ADJOURNMENT**

There being no further business before the Planning Commission, Chair Jackson adjourned the meeting at 7:53 P.M.

Respectfully submitted,



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Joe Perez, Community Development Director  
Secretary of the Planning Commission