

# City of Jurupa Valley

## PLANNING COMMISSION MINUTES

March 22, 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

**MASTER APPLICATION NO. 21269: THE DISTRICT AT JURUPA VALLEY SPECIFIC PLAN – REPLACE EMERALD MEADOWS RANCH SPECIFIC PLAN (SP-337) WITH A NEW SPECIFIC PLAN ON 248 ACRES OF LAND. THE PROPOSED NEW SPECIFIC PLAN WOULD PERMIT DEVELOPMENT OF UP TO 1,196 RESIDENTIAL UNITS; 3 MILLION SQUARE FEET OF COMMERCIAL, HOSPITALITY, BUSINESS PARK, AND INDUSTRIAL LAND USES, OPEN SPACE AND RECREATION AREAS; AND PUBLIC IMPROVEMENTS LOCATED SR-60 TO THE NORTH, THE SANTA ANA RIVER TO EAST, 34<sup>TH</sup> STREET TO THE SOUTH, AND RUBIDOUX BOULEVARD TO THE WEST**

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 by Riverside County in 2005, before the City's incorporation. The

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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 acres:

- Up to 1,196 dwelling units on 41.6 acres
- 1,360,000 square feet of local neighborhood and regional commercial building square footage on 91.8 acres
- 1,500,000 square feet on Industrial/Logistics building square footage on 72.1 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
- 8.1 acres of public park and open space
- 21.0 acres of public improvements (public streets, parkways and public facilities)

The proposed Specific Plan project includes the following entitlement applications:

- General Plan Amendment (GP): change the underlying General Plan land use designations to accommodate the proposed multi-use project and establish the Agua Mansa Warehouse and Distribution Center Overlay on the Industrial/Logistics Planning Area of the proposed Specific Plan.
- Specific Plan (SP): Adopt the District at Jurupa Valley Specific Plan and repeal the Emerald Meadows Ranch Specific Plan.
- Change of Zone (CZ): To rezone from the existing Emerald Meadows Ranch Specific Plan Zone to The District at Jurupa Valley Specific Plan Zone.
- Tentative Parcel Map (TPM): Tentative Tract Map No. 38318 subdivides project site and would provide for grading, lotting, and backbone improvements associated with The District Specific Plan.

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- Development Agreement (DA): sets required community benefits for flexibility in code and process.

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. Also presented was the status of the Environmental Impact Report and core issues for discussion: industrial use; truck routes; streetscape; open space and signage.

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

- Late April 2023: Completion of the Final Draft Specific Plan
- Late April 2023: Completion of the Draft EIR and Draft EIR 45-day review period
- May 2023: Community Outreach meeting
- June 2023: Planning Commission public hearing
- July 2023: City Council public hearing

## **COMMISSION DISCUSSION:**

- The Commission inquired if the proposed digital billboard would shut off when the notices from Edison go out to conserve energy.
- The Commission requested information regarding the capacity of the surrounding schools.
- The Commission raised concerns regarding the traffic circulation and access to the freeways.
- The Commission inquired on the bus stops in the proposed Specific Plan.
- The Commission requested a larger buffer (i.e. 1,000sf) between the proposed industrial site and residential area.
- The Commission inquired on how the truck drivers will be aware of the truck route designated in the proposed Specific Plan.
- The Commission inquired if the City will be able to use the digital billboard for Public Service Announcements.
- The Commission inquired if there will be any EV charging stations.
- The Commission requested that the dock doors from the proposed warehouse building not be allowed to face the residential areas.

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- The Commission inquired if the proposed housing development would have to comply with the Inclusionary Housing Ordinance.
- The Commission inquired if the project can move forward without the Industrial building component or with reduction in warehouse size.

In response, Principal Planner Gorham provided the following:

- The Environmental Impact Report (EIR) will address the school capacity and the traffic circulation in the proposed Specific Plan area.
- The truck routes will be a condition of approval that will require the businesses to notify the drivers regarding the tuck route and signage will be posted.
- The current bus stops will be replaced with new bus stops. The City will work with the Riverside Transit Agency to determine where the new bust stops will be located.
- The proposed housing development will need to comply with the Inclusionary Housing Ordinance.

Chair Shultz called a recess at 6:59 P.M. and reconvened the meeting at 7:05 P.M.

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

## **CALL TO ORDER**

Chair Laura Shultz called the Regular Planning Commission meeting to order at 7:05 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**

Chair Shultz led the Pledge of Allegiance.

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**CONTINUED  
STUDY SESSION  
ITEM NO. 1**

**MASTER APPLICATION NO. 21269: THE DISTRICT AT JURUPA VALLEY SPECIFIC PLAN – REPLACE EMERALD MEADOWS RANCH SPECIFIC PLAN (SP-337) WITH A NEW SPECIFIC PLAN ON 248 ACRES OF LAND. THE PROPOSED NEW SPECIFIC PLAN WOULD PERMIT DEVELOPMENT OF UP TO 1,196 RESIDENTIAL UNITS; 3 MILLION SQUARE FEET OF COMMERCIAL, HOSPITALITY, BUSINESS PARK, AND INDUSTRIAL LAND USES, OPEN SPACE AND RECREATION AREAS; AND PUBLIC IMPROVEMENTS LOCATED SR-60 TO THE NORTH, THE SANTA ANA RIVER TO EAST, 34<sup>TH</sup> STREET TO THE SOUTH, AND RUBIDOUX BOULEVARD TO THE WEST**

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

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

Tarek Shaer, applicant, addressed some of the Commissioners concerns and questions. Mr. Shaer informed the Commission that the City will be able to use the billboard for public service announcements and the proposed project will provide EV charging stations. Mr. Shaer also informed the Commission that the Industrial Building component of the proposed project is vital in order to sustain the project as a whole and in order to provide necessary infrastructure.

Commissioner Jackson asked if the developer would be able to disclose any potential tenants.

Tarek Shaer, applicant, informed the Commission that they are currently working with a handful of national and local tenants but cannot disclose their names.

Commissioner Pruitt asked the applicant if the proposed project would be built in phases.

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Tarek Shaer, applicant, informed the Commission that they will work with the City to develop a phasing plan for the project.

## **PUBLIC COMMENTS OPENED**

Bonney Anderjcik, resident, spoke in favor of the project. Mr. Anderjcik informed the Commission that she has to leave the City to shop and dine. Also she commended the developer for their outreach efforts and addressing the residents' concerns.

Betty Anderson, resident, spoke against the warehouse and suggested the developer build more housing. Mrs. Anderson raised concerns regarding the truck route.

Gary Conner, resident, spoke against the warehouse component of the project.

Anthony Kelly, resident and former City Council member, shared the history of past proposed projects in the Specific Plan area and informed the Commission that he voted against the previously proposed projects. Mr. Kelly informed the Commissioner that his home is one of the last remaining homes in the proposed Specific Plan area and would not like to live next to a warehouse facility.

Mirna Torres, resident, spoke in favor of the project. Mrs. Torres feels that the Community would benefit from the tax revenue and job creation.

Juan Munoz, resident, spoke in favor of the project.

Pamela Blym, resident, spoke against the warehouse component of the project but is excited for the residential and retail portion of the project.

Roberto Ramirez, resident, is in support of the project without the warehouse component.

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

Diana Bello expressed her support for the project as it will bring much needed retail, restaurants and parks to the community.

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Dr. Veronica Contreras, resident, wrote in support of the proposed project. Dr. Contreras expressed the need of more housing, retail, restaurants and open space in the community.

Chair Shultz inquired if the EIR would be able to analyze the traffic impact of apartments vs the warehouse.

Maricela Marroquin, City Attorney, informed the Commission that the draft EIR will have various traffic impact analyses scenarios.

Tarek Shaer, applicant, informed the Commission that the developer will need the warehouse in order to fund the vision of the proposed Specific Plan.

Robin Kikoyne, resident, spoke in favor of the project. Mrs. Kikoyne would not like to see more homes in the area since she feels it would attract more traffic.

Community Development Director Joe Perez thanked the Commission for their comments and input and informed them that staff will work with the applicant to address their concerns and bring back the item as a Public Hearing.

## **PUBLIC COMMENTS/ APPEARANCE**

Betty Anderson, resident, informed the Commission that she does not want to see more warehousing developments in the City.

Anthony Kelly, resident, requested that the City preserve Wallace Street. He also mentioned that illegal dumping is taking place in public right-away.

Pamela Blynn, resident, raised concerns regarding how surrounding Cities are not notifying residents in the City of Jurupa Valley regarding development.

## **CONSENT CALENDAR**

Agenda Items 2, 3, 4 and 5 were unanimously approved by the motion of Commissioner Pruitt and seconded by Commissioner Jackson.

The motion was approved (5-0).

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Ayes: Shultz, Newman, Jackson, Pruitt and Villagomez

Noes: None

Abstained: None

Absent: None

## **PUBLIC HEARING ITEM NO. 6**

**MASTER APPLICATION NO. 21313: TENTATIVE TRACT MAP NO. 38276 FOR 221 DETACHED SINGLE-FAMILY HOMES ON 36.2 ACRES, AND DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINES SECTION 15162 LOCATED IN THE PARADISE KNOLLS SPECIFIC PLAN AREA (PLANNING AREA 5), SOUTH OF RANCHO JURUPA DRIVE AND BEACH STREET.**

Joe Perez, Community Development Director, provided a staff report and recommended that the Commission open the Public Hearing and continue the Public Hearing to April 12, 2023 Planning Commission meeting.

### **PUBLIC HEARING OPENED**

No comments received.

Chair Pro Newman moved and Commissioner Jackson made a second to continue the Public Hearing to the April 12, 2023 Planning Commission meeting.

The motion was approved by (5-0).

Ayes: Shultz, Newman, Jackson, Pruitt and Villagomez

Noes: None

Abstained: None

Absent: None



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**PUBLIC COMMENTS/  
APPEARANCE**

No comments received.

**PLANNING  
COMMISSIONERS’/  
REPORTS/COMMENTS**

Commissioner Pruitt informed the residents that they can report pothole issues on the City’s website. Commissioner Pruitt also requested that staff provide a map showing all the sites designated as high density for future projects.

Commissioner Jackson informed the residents that Burtec Waste Industries offers residents two free bulky item pick-ups a year.

**COMMUNITY  
DEVELOPMENT**

Community Development Director Joe Perez thanked the Commission for their comments and concerns raised at tonight’s Planning Commission.

**ADJOURNMENT**

There being no further business before the Planning Commission, Chair Jackson adjourned the meeting at 9:00 P.M.

Respectfully submitted,



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Joe Perez, Community Development Director  
Secretary of the Planning Commission