



## PLANNING COMMISSION AGENDA

WEDNESDAY, AUGUST 23, 2023 @ 7:00 P.M.

### CITY COUNCIL CHAMBERS

8930 LIMONITE AVENUE, JURUPA VALLEY, CA 92509

Pursuant to Government Code Section 54950.9, subdivision (b), the August 23, 2023  
Teleconference Notice and Agenda will be posted on the City of Jurupa Valley Website. Pursuant to the  
Teleconferencing Commission Act, Chapter 108, Public Law 106-274, as amended, the City of Jurupa Valley, California  
This Notice and Agenda will be posted and made available during public comment which shall be

A. As a courtesy to those in attendance, we ask that cell phones be turned off or set to their silent mode and that you keep talking to a minimum so that all persons can hear the comments of the public and Planning Commission.

B. A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the Planning Secretary **BEFORE** the Chair calls for Public Comments on an agenda item. Each agenda item will be open for public comments before taking action. Public comments on subjects that are not on the agenda can be made during the "Public Appearance/Comments" portion of the agenda. The public may submit comments via email to: [esoriano@jurupavalley.org](mailto:esoriano@jurupavalley.org) before 5:00 p.m. on the scheduled meeting date.

C. Members of the public who wish to comment on the CONSENT CALENDAR may do so during the Public Comment portion of the Agenda prior to the adoption of the Consent Calendar.

D. As a courtesy to others and to assure that each person wishing to be heard has an opportunity to speak, please limit your comments to 3 minutes.

E. To live stream this meeting, please click on the following link:  
<https://www.jurupavalley.org/422/Meeting-Videos>

## I. CALL TO ORDER AND ROLL CALL

CHAIR	COMMISSIONERS
LAURA SHULTZ	HAKAN JACKSON
	ARLEEN PRUITT
<b>CHAIR PRO TEM</b>	YESENIA VILLAGOMEZ
PENNY NEWMAN	

## II. PLEDGE OF ALLEGIANCE

## III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

## IV. CONSENT CALENDAR

Agenda Items **1, 2, and 3** are Consent Calendar Items. All may be approved by adoption of the Consent Calendar, by one (1) motion. There will be no separate discussion of these items unless Member(s) of the Planning Commission request that specific items be removed from the Consent Calendar for separate discussion and action.

### ITEM NO. 1

Approval of Agenda

### ITEM NO. 2

Approval of the Minutes

- August 9, 2023 Regular Meeting

Documents:

[ITEM NO. 2.PDF](#)

### ITEM NO. 3

Consideration of any items removed from Consent Calendar.

## V. PUBLIC HEARING

### ITEM NO. 4

**PROJECT:** Master Application No. 21269 (GPA21010, SP21001, DA21001, & TTM38318): Certifying an Environmental Impact Report, Making Findings, Adopting a Statement of Overriding Considerations and Adopting a 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 Ana River to the east, 34th Street to the south, and Rubidoux Boulevard to the west

**APPLICANT:** EM Ranch Owner, LLC

**RECOMMENDATION:** By motion, 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 (the "Project").

Documents:

[ITEM NO. 4.PDF](#)  
[AMENDMENT\\_ATTACHMENT NO. 4 DRAFT RESPONSE TO DEIR](#)  
[COMMENTS.PDF](#)

## **VI. COMMISSION BUSINESS**

None.

## **VII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)**

## **VIII. PLANNING COMMISSIONERS' REPORTS AND COMMENTS**

## **IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT**

## **X. ADJOURNMENT**

Adjournment to the Regular Planning Commission meeting on Wednesday, September 13, 2023.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley City Council or other services, please contact Jurupa Valley City Hall at (951) 332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Agendas of public meetings and any other writings distributed to all, or a majority of, the Jurupa Valley Planning Commission in connection with a matter subject to discussion or consideration at an open meeting of the Planning Commission are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at the City of Jurupa Valley, 8930 Limonite Ave., Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, the Jurupa Valley Planning Commission. The Planning Commission may also post the writing on its Internet website at [www.jurupavalley.org](http://www.jurupavalley.org)