

2025 CALIFORNIA LAND RECYCLING CONFERENCE
TRANSFORMING LAND, EMPOWERING COMMUNITIES

Cementing a New Future

Lessons from the Jurua Valley Redevelopment

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Penny Newman | Executive Director At Center
For Community Action And Environmental

Rory Johnston | Managing Principal/Executive
Vice President, Langan



OFFICE OF BROWNFIELDS
Department of Toxic Substances Control - Cleanup In Vulnerable Communities Initiative



**CENTER FOR CREATIVE
LAND RECYCLING**
RECLAIM. CONNECT. TRANSFORM.



LANGAN

CEMENTING A NEW FUTURE:

Lessons from the Jurupa Valley Redevelopment



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AGENDA

Introduction to the Speakers

Site history and environmental legacy

Why Should We Care?

Overcoming Roadblocks

Redevelopment Vision

Community Engagement

Investment in Community

Lesson Learned



Introduction to the Speakers



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Executive Vice President
CT Realty



Penny Newman

Center for Community Action
& Environmental Justice

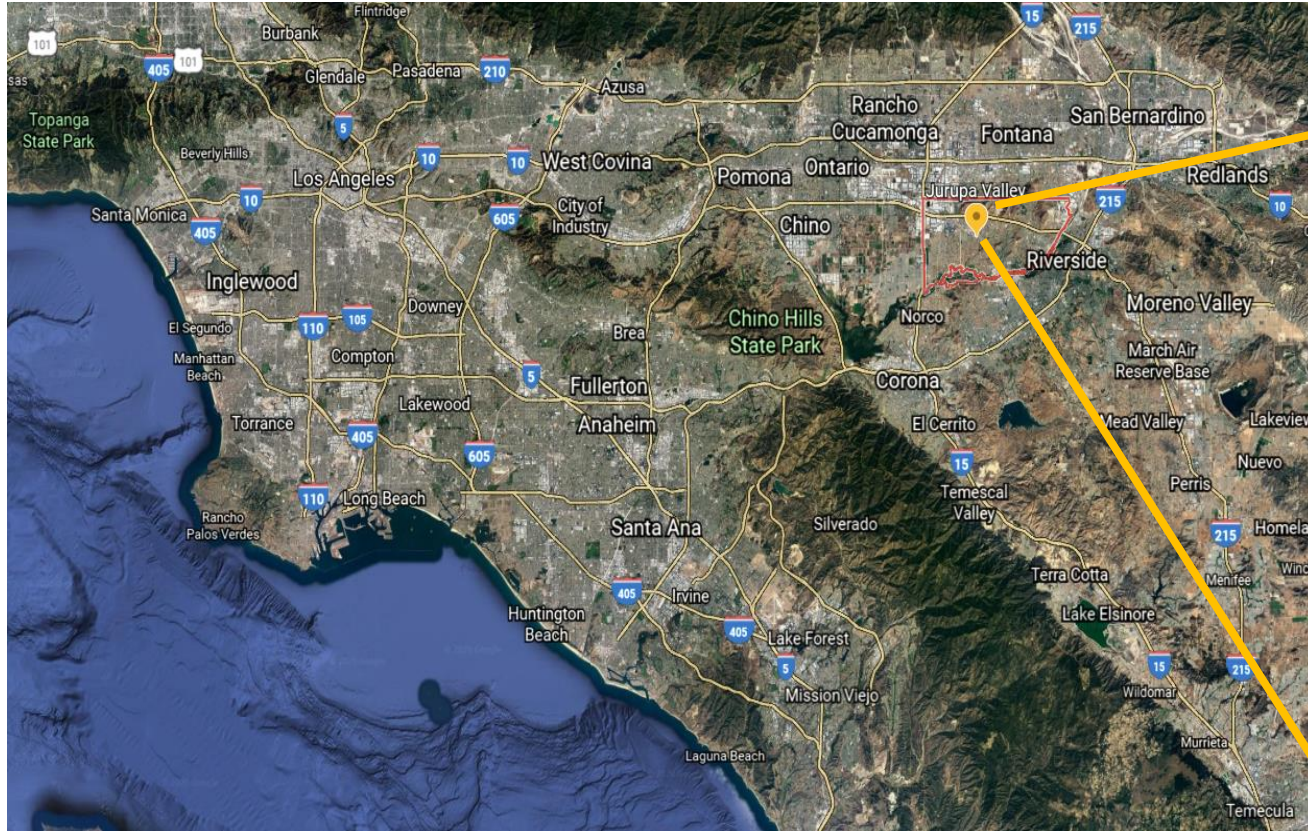


Rory Johnston

Managing Principal/Executive
Vice President
Langan Engineering &
Environmental Services



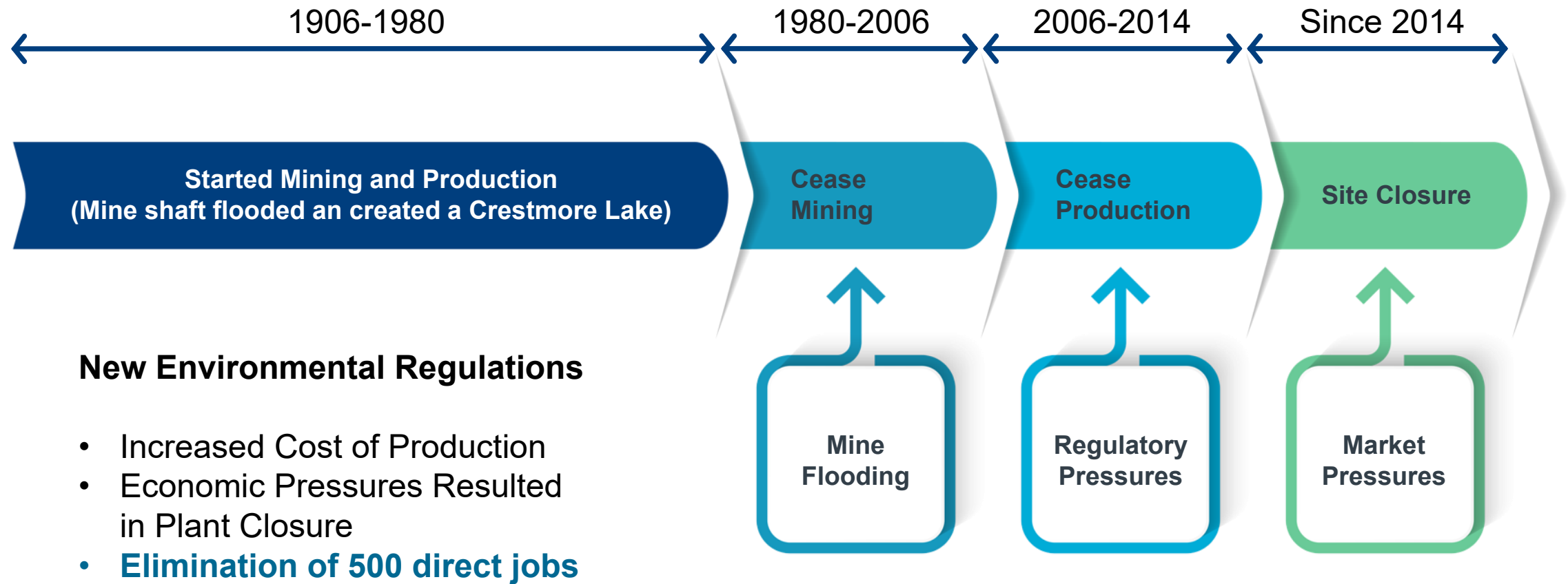
Site Location



292 acre site in SoCal's Inland Empire/active since 1906/defunct since 2014



History of Riverside Cement Plant



A Cement Plant Time Forgot!

Silos at the site



Material Conveyance



Cement Kiln



Lake during Flooding



Bag House



Environmental Legacy Left Behind

- Waste materials throughout Site
 - Unpaved areas
 - Dust issues
- CrVI Air Monitoring
- Metals in soils that require management
- Underutilized land



Why Should We Care? Environmental Justice

(CalEnviroScreen Score 95-100%)

CalEnviroScreen indicators fall into four broad groups:

Exposures

Contact with pollution

Environmental Effects

Adverse environmental conditions caused by pollution

Sensitive Populations

Populations with biological traits that may magnify the effects of pollution exposures

Socioeconomic Factors

Community characteristics that result in increased vulnerability to pollution

CalEnviroScreen Formula

Pollution Burden

Pollution Characteristics

Average of Exposures and Environmental Effects*

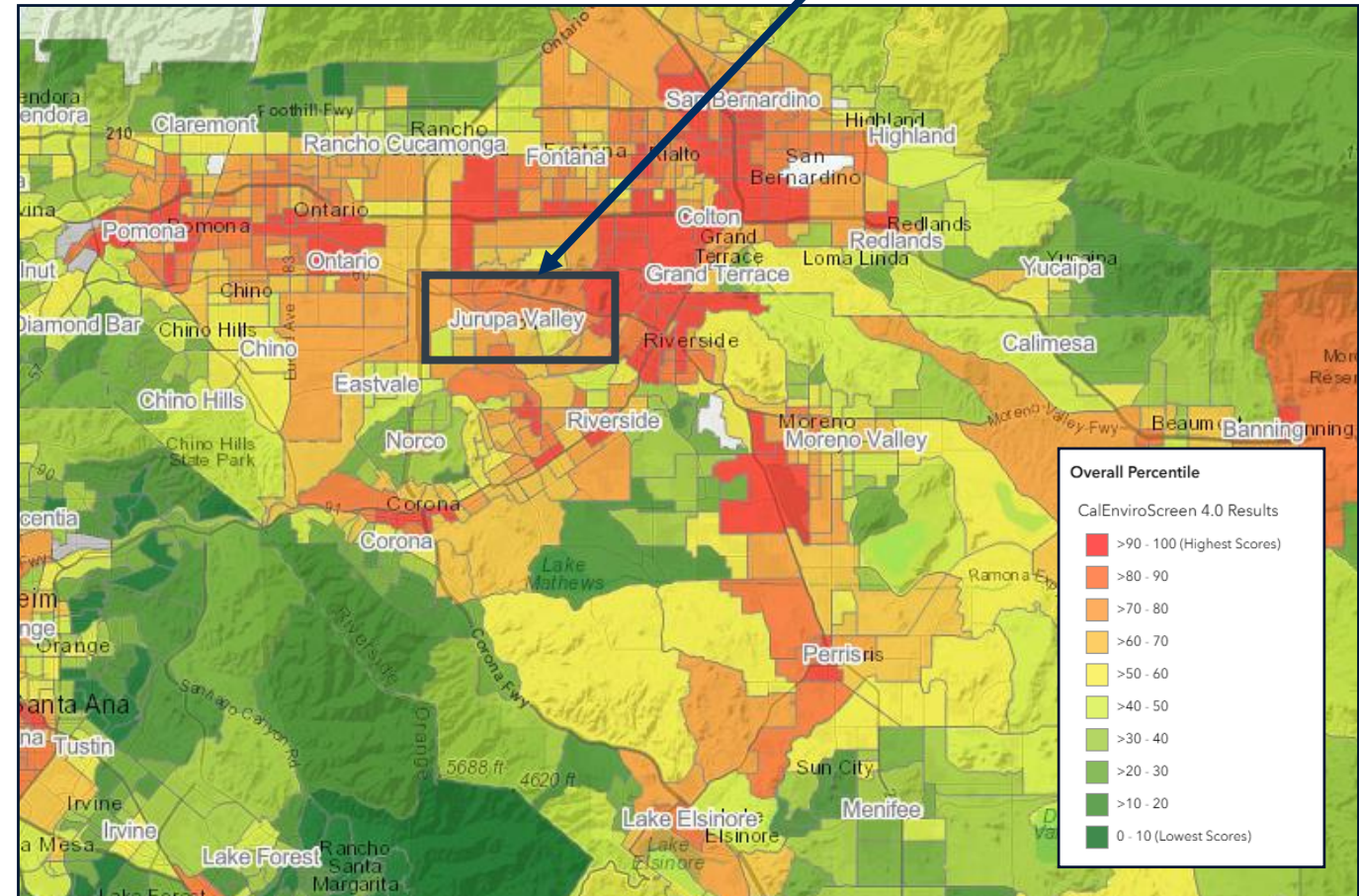
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Average of Sensitive Populations and Socioeconomic Factors

=

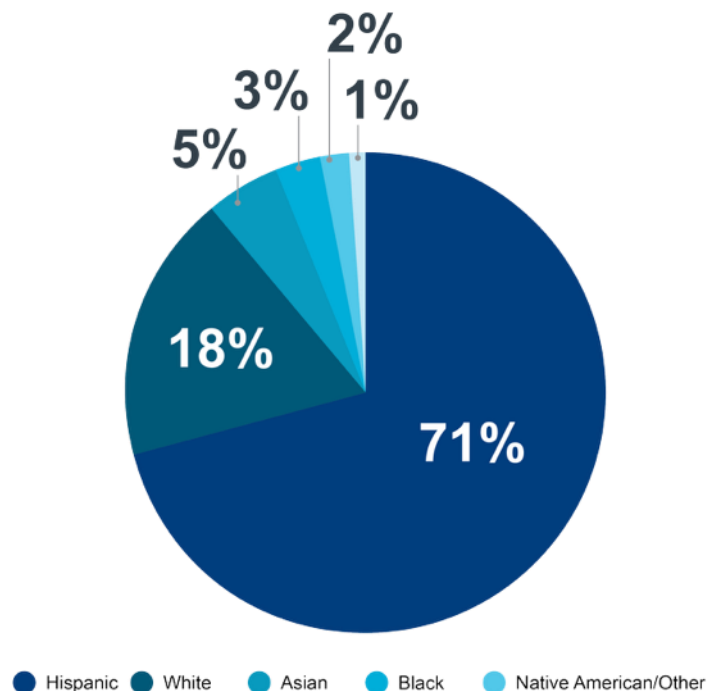
CalEnviroScreen Score

Highest CalEnviroScreen Score



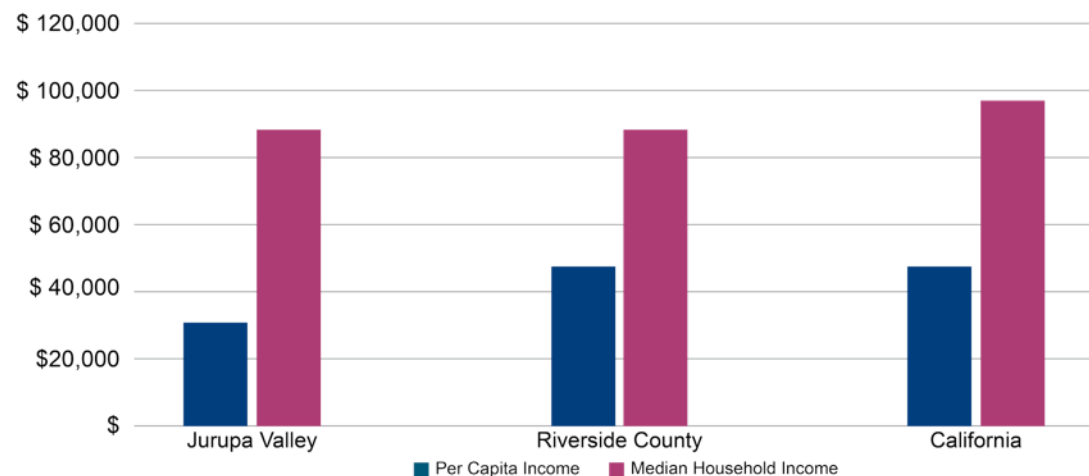
Why Should We Care? Socio-Economics

Population



Region	Per Capita Income	Median Household Income	Poverty Rate (%)
Jurupa Valley	\$ 30,412	\$ 87,809	14.6
Riverside County	\$ 48,434	\$ 89,672	11.06
California	\$ 48,013	\$ 95,521	12

More people below poverty line



KEY POINT: Ethnic minority with economically worst-off in three key metrics

Source: Census Report, Jurupa Valley



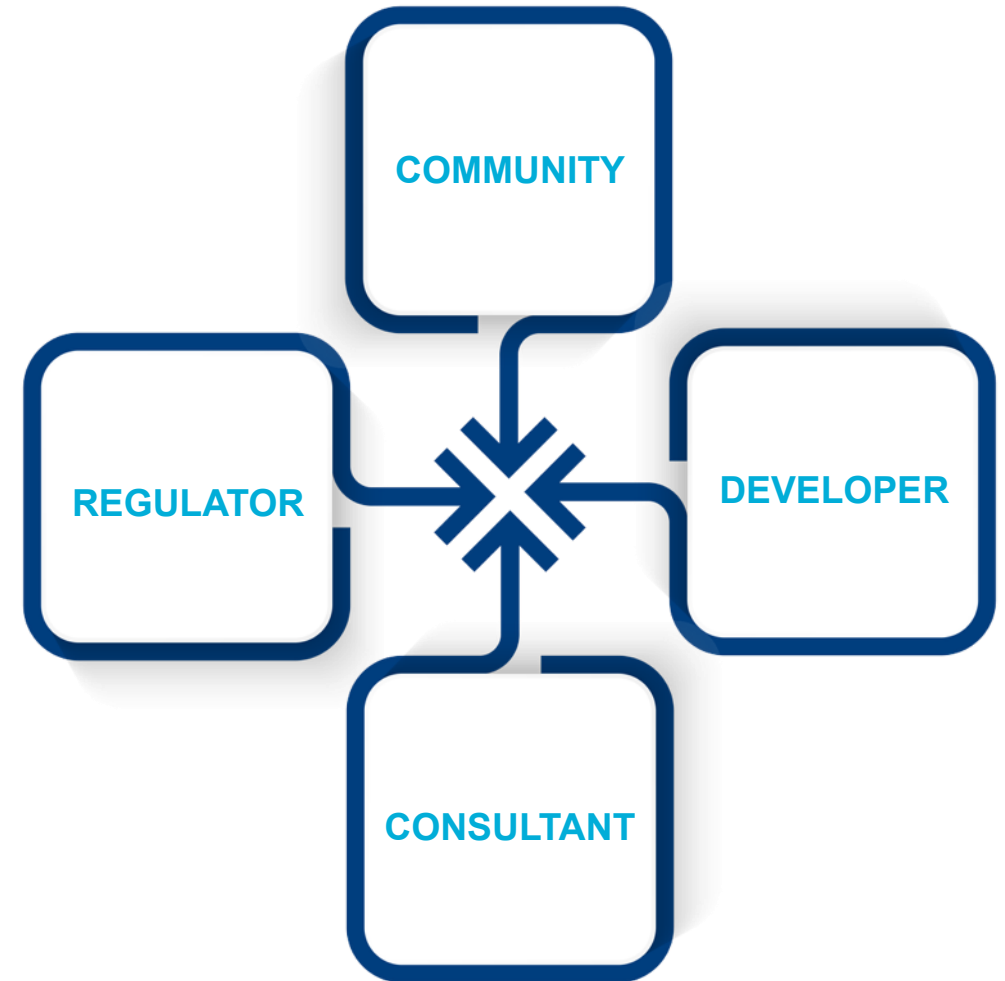
Overcoming Roadblocks



Community
Engagement



Regulatory
Barriers



How did we get here?

- Viridian Partners approached owners to purchase the property in 2015
- Began the entitlement including CEQA in 2015
- Entitlement and Response Plan approved in 2018
- CT Realty joined Viridian in 2017 and closed on 2017
- Implemented Response Plan in 2020
- Certificate of Completion issued 2023-24



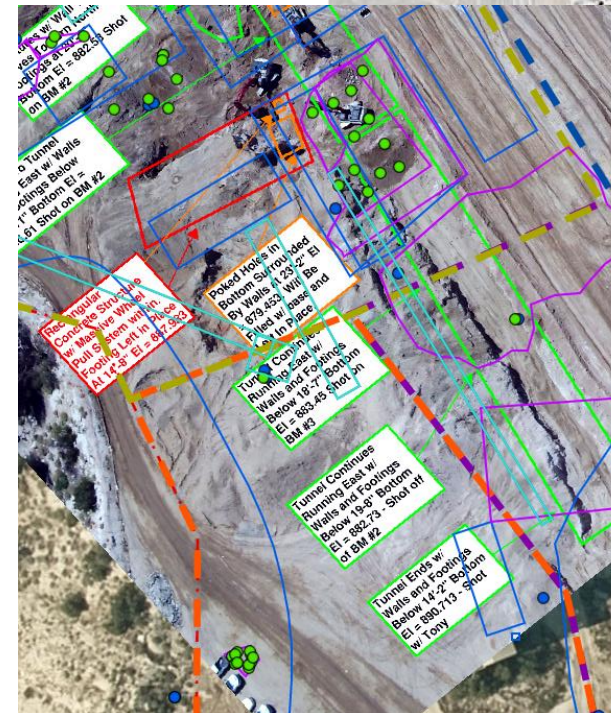
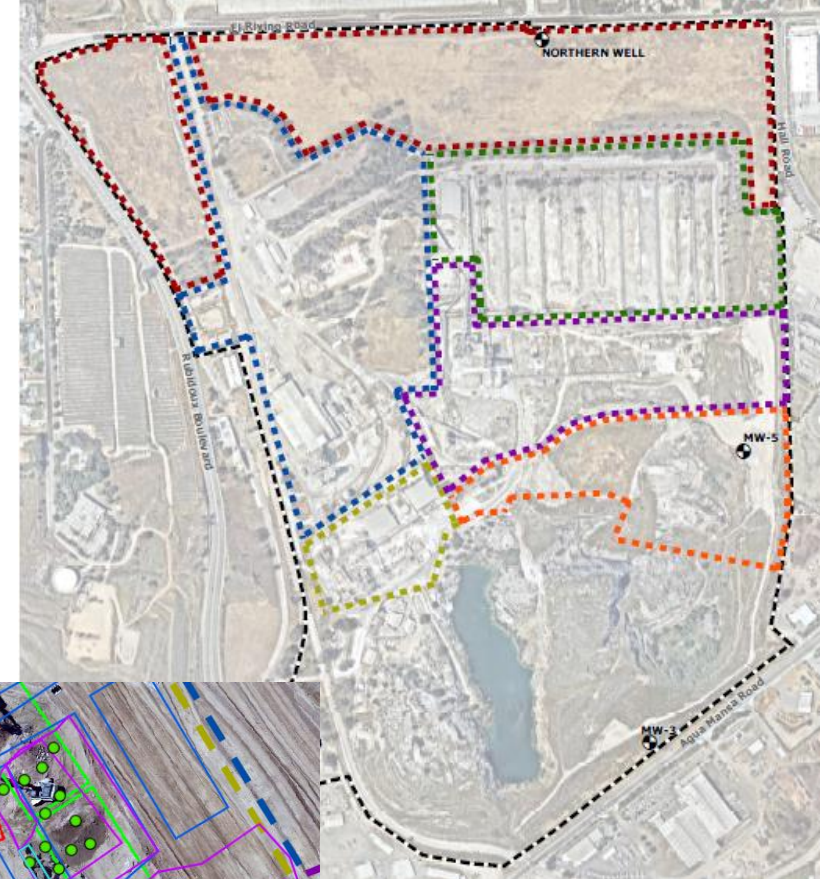
Technical Challenges

- Langan- Due diligence for engineering (geotechnical, environmental, civil) for Viridian Partners in 2015
- DTSC Lead-Voluntary CLRRRA
- Historical Limestone mine-FILL/SPOILS EVERYWHERE!
- Geotechnical evaluation-Required for development of Cut/Fill
- 2,000,000 CY of Soil Movement/Management
- Remnant concrete and cement buried EVERYWHERE
- Thousands of geoenvironmental soil samples



Groundwater and Sampling Strategy

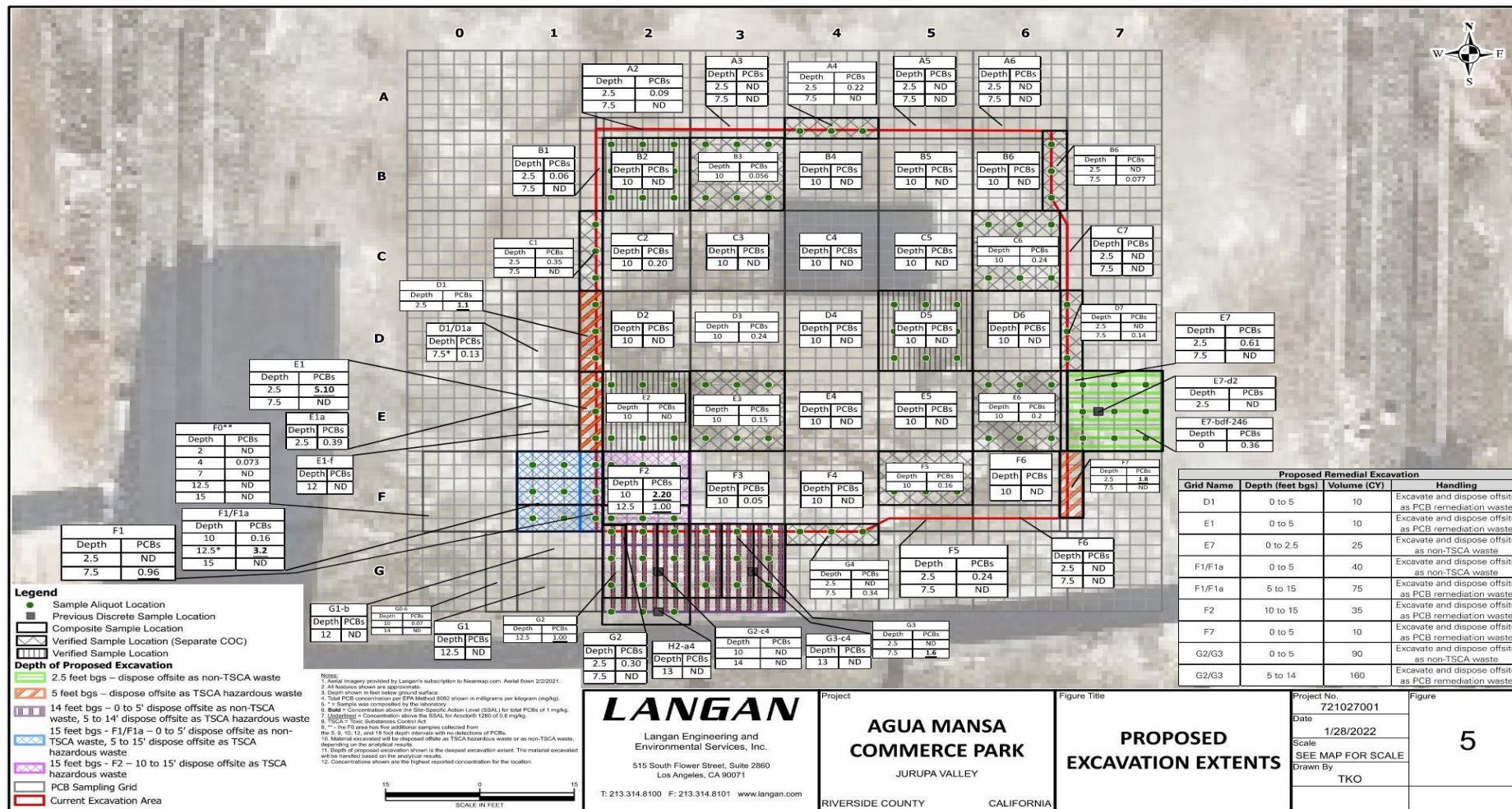
- Divided in Operation Units
- Worked with DTSC to investigate each unit
- Closed out groundwater (NFA)
- Used DD Samples-Rest was deferred due to the presence of structures
- Removal and confirmation sampling
- Former 1906 Plant Buried (Lost City)
- Thousands of stockpile samples



Stockpile Management



PCBs





COMMUNITY ENGAGEMENT

Engage early

- In the planning stages of cleanup plan to have a better idea of what **community priorities** are
- More in-depth collaboration with intent to **obtain community input** of what community

Emphasize public health protection

- Cleanup will **remove** contaminated soil and **reduce** exposure risks.

Communicate economic opportunities

- Industrial Park redevelopment, which can bring **new jobs, local revenue, infrastructure improvements and revitalization** to the Jurupa Valley area.

Focus on long-term protection

- Engineering controls such as **impervious surfaces and clean soil caps** and **Land Use Covenants** to prevent future exposure, ensuring the site remains safe for public use.



The Redevelopment Plan-Developer's Vision



282 Total Acres



3,602,478 Total Industrial Square Footage



71.3 Acres of Open Space (25% of Site)



Approx. **\$800 million** project investment



Nearly **\$1 Billion** in total value



Serving **25 million** regional residents





282 Total Acres



3,602,478 Total Industrial Square Footage



71.3 Acres of Open Space (25% of Site)



Approx. **\$800 million** project investment



Nearly **\$1 Billion** in total value



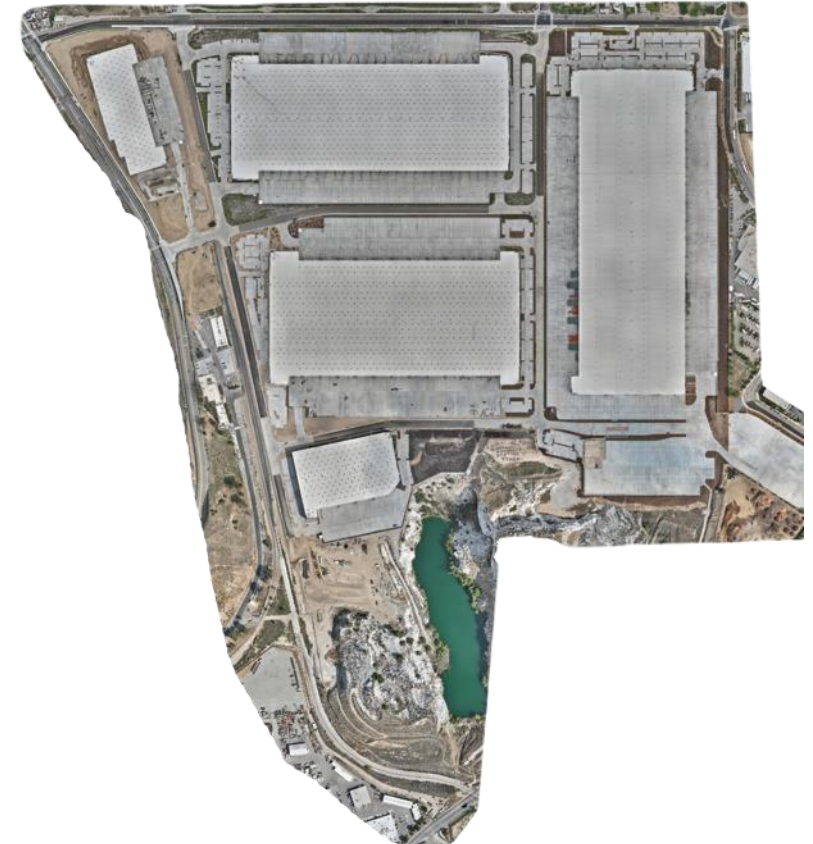
Serving **25 million** regional residents

Investment in Community

January 2021



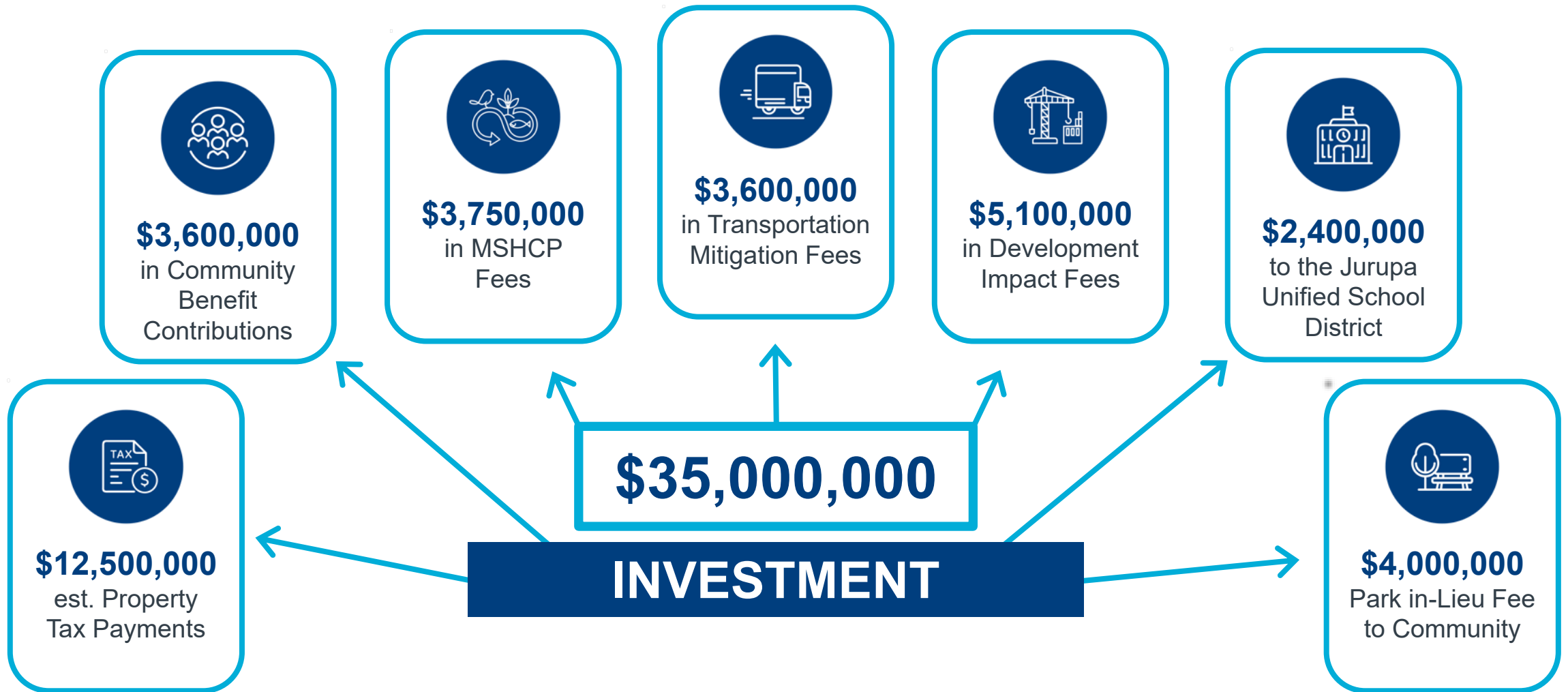
September 2023



- 1) **Eliminate** a public environmental hazard.
- 2) **Provide** economic benefits through tax revenues and other fees.
- 3) **Improve** public infrastructures.
- 4) **Facilitate** Job Growth.
- 5) **Incorporate** strategies to minimize consumption of natural resources.
- 6) **Draw in** Fortune 500 Tenants and businesses to the City.



Investment in the Community



Investment in Community – Off-site Improvements



- State of the Art Traffic Signals.
- Two additional, newly paved lanes.
- Sidewalks and Landscaping that provide aesthetic value.
- Undergrounding Utility lines that cater toward a cleaner look.



\$30,600,000 in Total Offsite Infrastructure Improvements.



Investment in Community – Off-site Improvements

Market St. & Rubidoux Blvd.

Expansion of Intersection to allow more efficient traffic flow.



Up-to-date Slurry and Paint.

Additional left hand turn lane added on Rubidoux.

El Rivino Rd. & Rubidoux Blvd.



Constructing center dividers to ensure safety.

Establishing sidewalks.

Additional lane added on El Rivino Road.



Investment in Community - Job Creation

Without development projects like Agua Mansa and others in the area, **tens of thousands** of jobs would not exist for the residents of Jurupa Valley.

10 Employees



VS.

3000 Potential Employees



29,900% increase





Investment in Community - Job Creation

Growth

- Old Riverside Cement Plant – 500 Jobs Lost
- Project Will Bring 1000+ Logistics and Manufacturing Jobs
- Total jobs ~ 2,000 - 3,000

First Source Employment - Job Fair

- Hire from the local community

Job Quality

- Starting Wage \$17 - \$25
- With a Few Years of Experience, Technicians Can Earn \$80,000 Annually

Source: National Center for Supply Chain Automation



Investment in Community – Parks/Schools

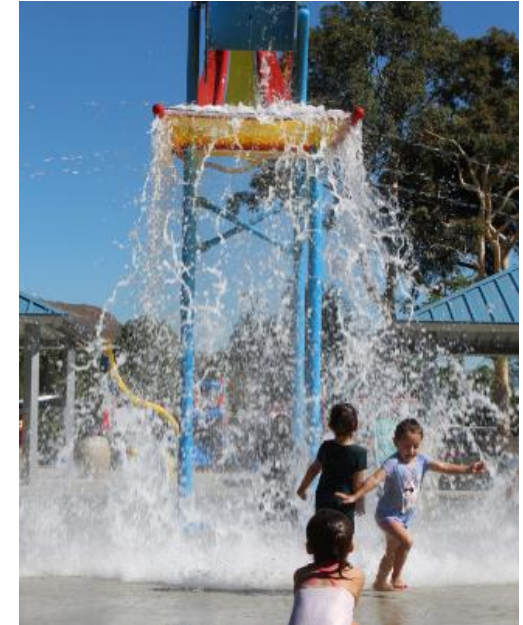
The funds paid to the community will not only improve the areas infrastructure but the School District and Parks...



\$1.6 million dollars to the *Jurupa Area Rec & Park District* to fund projects in their pipeline. From the rehabilitation of old, to brand new designs.



Rubidoux High School (along with others) have plans to renovate their schools. **These funds will help them do that.**

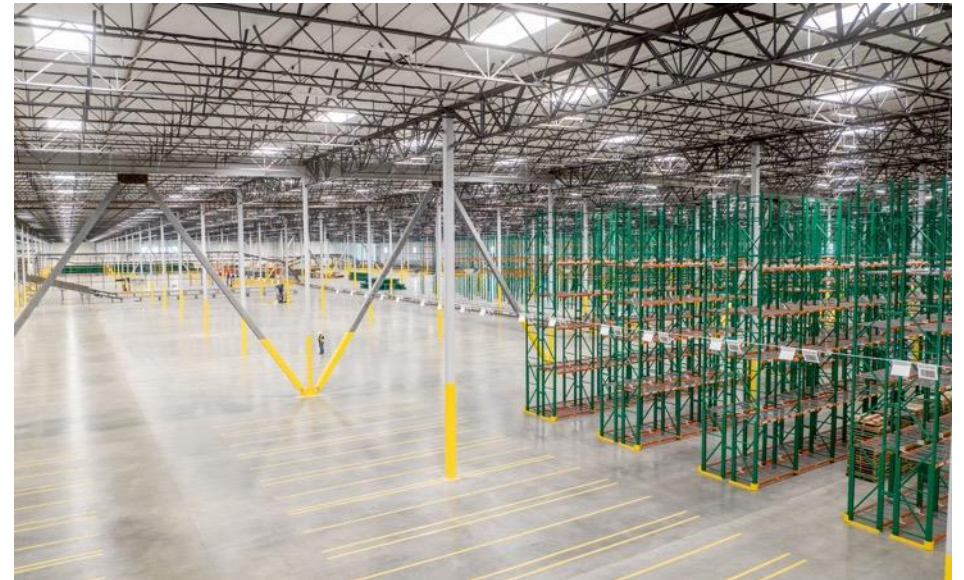


Investment in Community - Sustainability



Through our Energy Model, Low-Emitting Solutions and Construction Tactics we were to obtain **Silver Certification** on 2 buildings and **Gold Certification** on 3 buildings.

LEED Certification was a major part of the design and construction of Agua Mansa. CT took pride in getting these credentials...



Takeaway-Sustainability



**Eliminating
Environmental Hazards
through land-use
conversion.**



**Developing a long-term
Sustainable Project.**



**Fostering Job Growth
and Economic
Prosperity.**



**Repurposing a neglected area and creating a metropolis
that is positively impacting for the community.**



Improved Public Infrastructure at **ZERO** cost to the City.

- ✓ Implementing new intersections.
- ✓ Undergrounding Utility Power Lines.
- ✓ Constructing new internal roadways for truck circulation (enter/exit).
- ✓ Widening of multiple roads.
- ✓ 84" public storm drain.
- ✓ Substantial Public and Private Landscape Invested.



LESSON LEARNED

- **Pre-acquisition due diligence**
Intentional about community needs
 - Proactively engage with community and city officials to identify infrastructure needs
 - Engage with community advocates
 - Emphasize community benefits
- **Build trust between project proponents and community advocates**
 - Intentional Engagement increases participation and ownership
 - Educate residents and other stakeholders about environmental issues
 - Empower community in decision-making to provide ownership
 - Fosters long-term commitment to environmental stewardship and sustainability



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Transforming Land, Empowering Communities
September 16-18, 2025 | Carson, CA



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THANK YOU



**TOGETHER WE
EMPOWER
COMMUNITIES
THROUGH THE
TRANSFORMATION OF
BROWNFIELDS**

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photos, insights and highlights!

*We appreciate your feedback,
follow this QR code to submit an
evaluation form on Whova.*
