

City of Jurupa Valley

2019 DEVELOPMENT PROJECTS
AT-A-GLANCE



PLANNING DEPARTMENT

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Project name **PEDLEY CROSSING SHOPPING CENTER**

Developer RBE

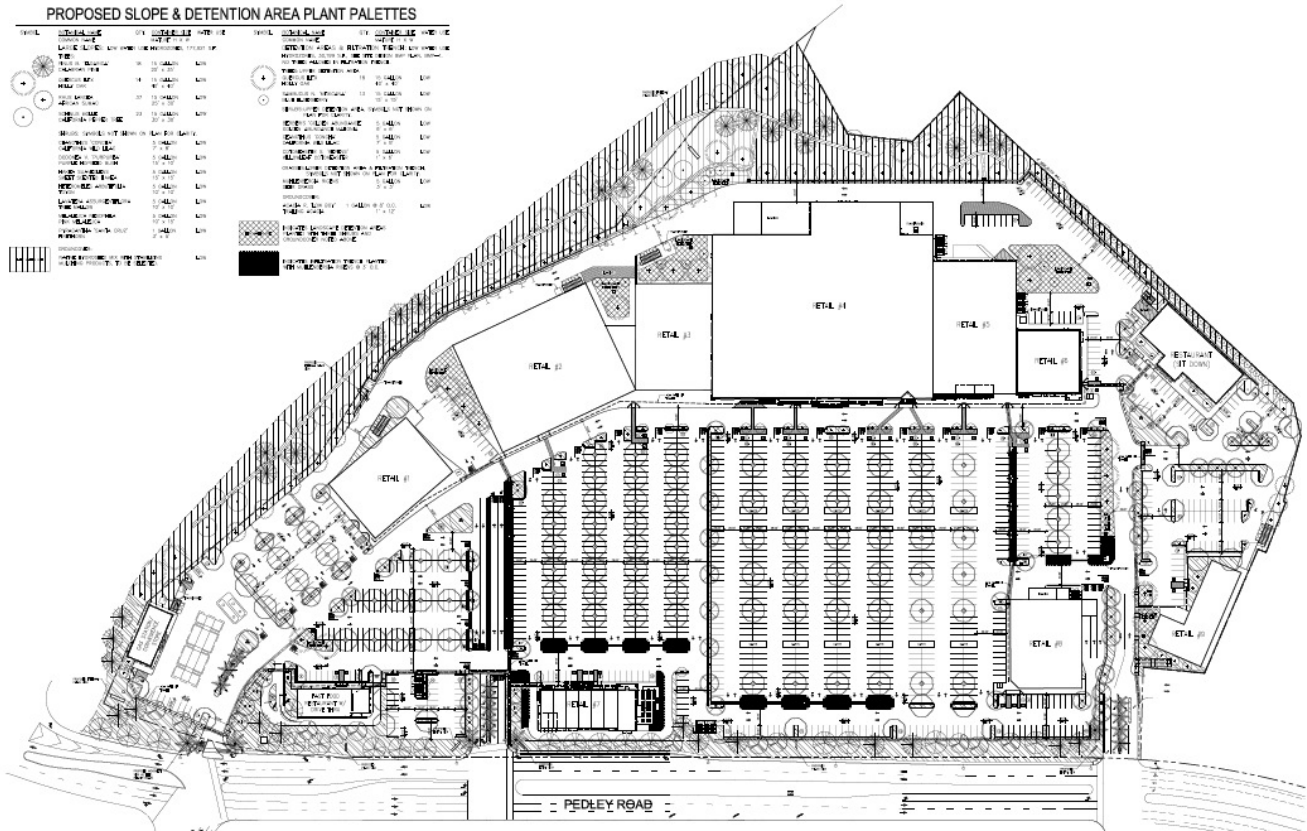
Applicant Rep MARK HAWLEY

Application GPA, REZONE, SITE DEVELOPMENT PERMIT, CUP

Environmental EIR

Case Planner TAMARA CAMPBELL

Case No. MA1202



Location SR 60 & Pedley

Description 30 acre retail center

Status

- Active
- Inactive
- Entitled
- Constructed

Project name **99 CENTS ONLY STORE**

Developer 99 CENTS ONLY STORE

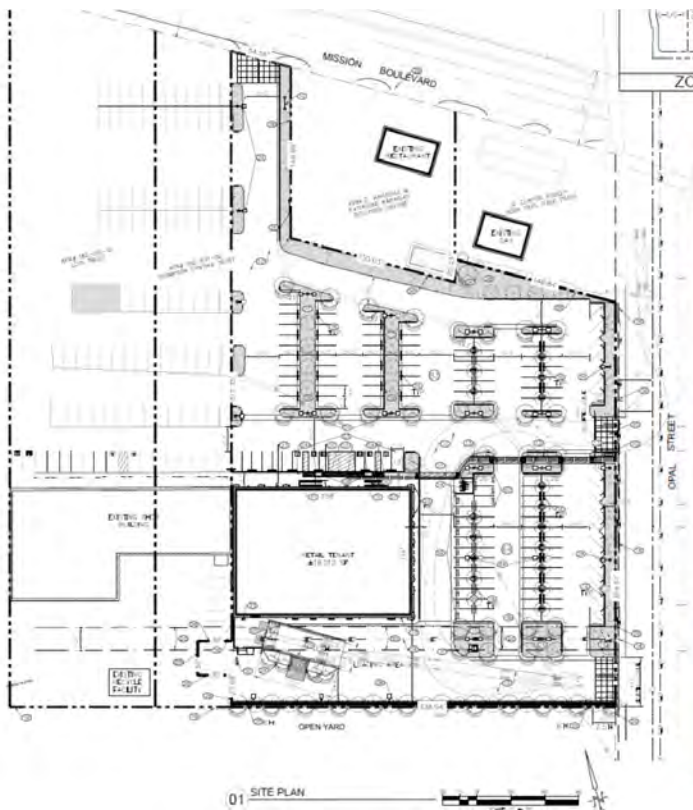
Applicant Rep ATC DESIGN GROUP

Application SITE DEVELOPMENT PERMIT

Environmental CATEGORICALLY EXEMPT

Case Planner ROCIO LOPEZ

Case No. MA15069



Location 6316 Mission Blvd.

Description Develop 18,012 sq.ft. "99 cents only" retail building with associated site improvements on a 3.24 acre vacant lot.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **76-GAS STATION / CIRCLE K STORE**

Developer KARAKI WESTERN STATES

Applicant Rep JOSEPH KARAKI

Application SITE DEVELOPMENT PERMIT & CONDITIONAL USE PERMIT

Environmental MND

Case Planner ROCIO LOPEZ

Case No. MA16205



Location 9306 Jurupa Road

Description Develop a 76 Gas Station with 12-fueling positions, a 3,360 sq.ft. fueling canopy and 3,594 sq.ft. convenience store

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name VALLEY SQUARE COMMERCIAL

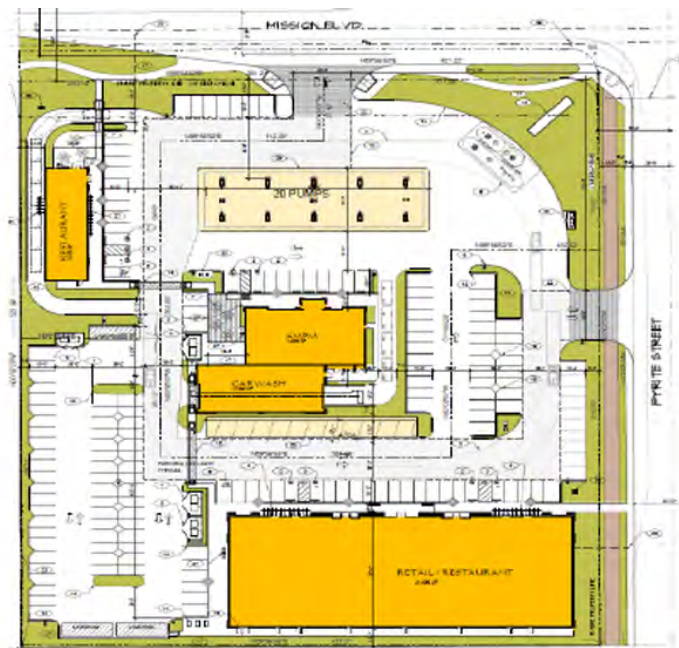
Developer LIMONITE C&C, LLC

Applicant Rep MARKS ARCHITECTS

Application SITE DEVELOPMENT PERMIT

Environmental MND

Case Planner ROCIO LOPEZ **Case No.** MA15192



Location Southwest corner of Mission Boulevard & Pyrite Street

Description New ARCO gas station with 20 fuel pumps; 3,800 sq.ft. AM/PM mini mart; 3,600 sq.ft. car wash; 21,600 sq.ft. retail development; and 3,000 sq.ft. drive-thru restaurant.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **ARCO GAS STATION**

Developer PANKAJ PATEL

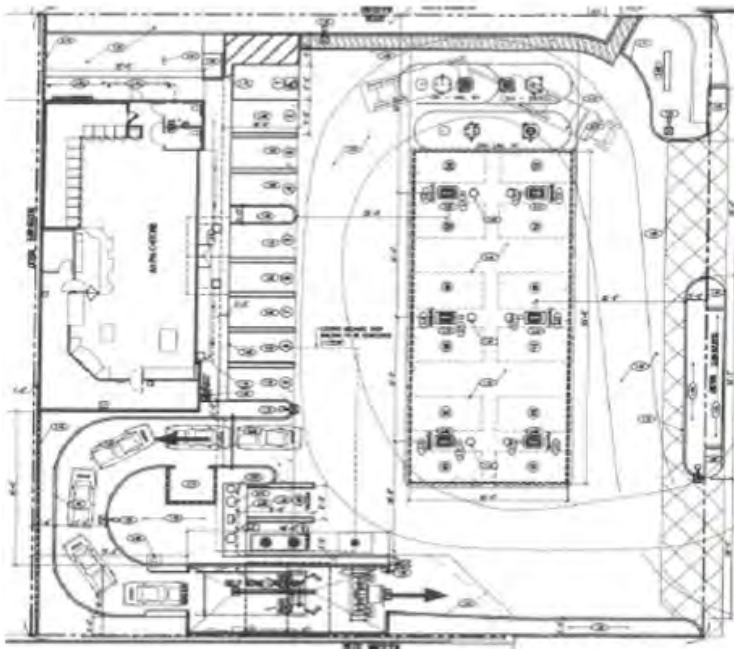
Applicant Rep CJC DESIGN INC.

Application SITE DEVELOPMENT PERMIT & CONDITIONAL USE PERMIT

Environmental CATEGORICALLY EXEMPT

Case Planner ROCIO LOPEZ

Case No. MA14160



Location 7850 Limonite Avenue

Description New Arco gas station, a drive-thru car wash and an am/pm convenience store with beer and wine sales for off-site consumption. Under construction 2017-18

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **FARMER BOYS COMMERCIAL CENTER**

Developer HAVADJIA HOLDINGS

Applicant Rep JOE MINEO

Application SITE DEVELOPMENT PERMIT & CONDITIONAL USE PERMIT

Environmental MND

Case Planner ROCIO LOPEZ

Case No. MA15040



Location 4020 Etiwanda Avenue (SEC of Etiwanda and Van Buren)

Description 8,000 sq.ft. commercial building with drive-thru on northern parcel and 4,908 sq.ft. retail commercial building on southern parcel (constructed).

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **PILOT FLYING J TRAVEL CENTER**

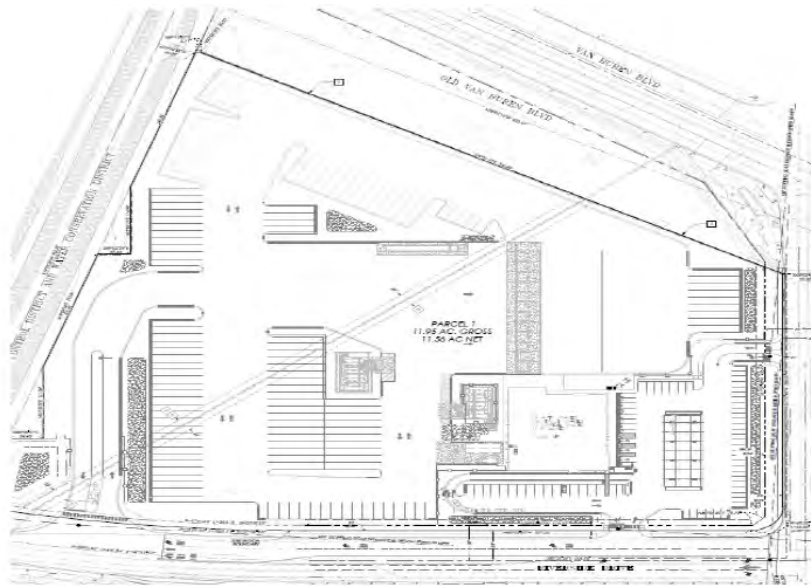
Developer PILOT FLYING J

Applicant Rep BRANDON PARKS

Application SITE DEVELOPMENT PERMIT & CONDITIONAL USE PERMIT

Environmental EIR

Case Planner TAMARA CAMPBELL **Case No.** MA16186



Location Northwest corner of Etiwanda and Riverside Drive

Description Truck Travel Center (currently under construction) including fueling facilities with 11 diesel lanes, 16 gas lanes, 16,742 sq. ft. building for convenience store, deli, and fast food service

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **COUNTRY VILLAGE CENTER**

Developer HSJQ REALTY

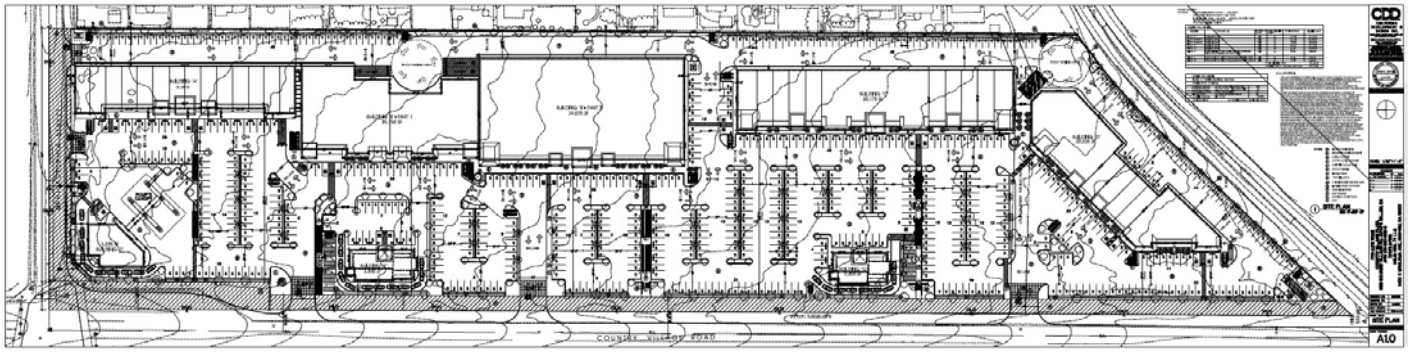
Applicant Rep

Application SITE DEVELOPMENT PERMIT & TENTATIVE TRACT MAP

Environmental MND

Case Planner ANNETTE TAM

Case No. MA1496



Location Southeast corner of Philadelphia and Country Village Road

Description 140,894 square-foot retail shopping center on 12.4 acres

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **LIMONITE PLAZA**

Developer **CHANDI GROUP**

Applicant Rep **NONE**

Application **SITE DEVELOPMENT PERMIT & CONDITIONAL USE PERMIT***

Environmental **MND**

Case Planner **ANNETTE TAM** Case No. **MA15201**



Location Northwest corner of Felspar and Limonite

Description Partially constructed 38,000 square-foot neighborhood retail center that includes a gas station, convenience store, and a car wash.

Status

- Active
- Inactive
- Entitled
- Constructed

*Entitlements included Conditional Use Permit, Site Development Permit, Tentative Parcel Map, and Public Convenience and Necessity

City of Jurupa Valley

Project name **CHEVRON GAS STATION/RESTAURANT**

Developer SHIELD TECH, LLC

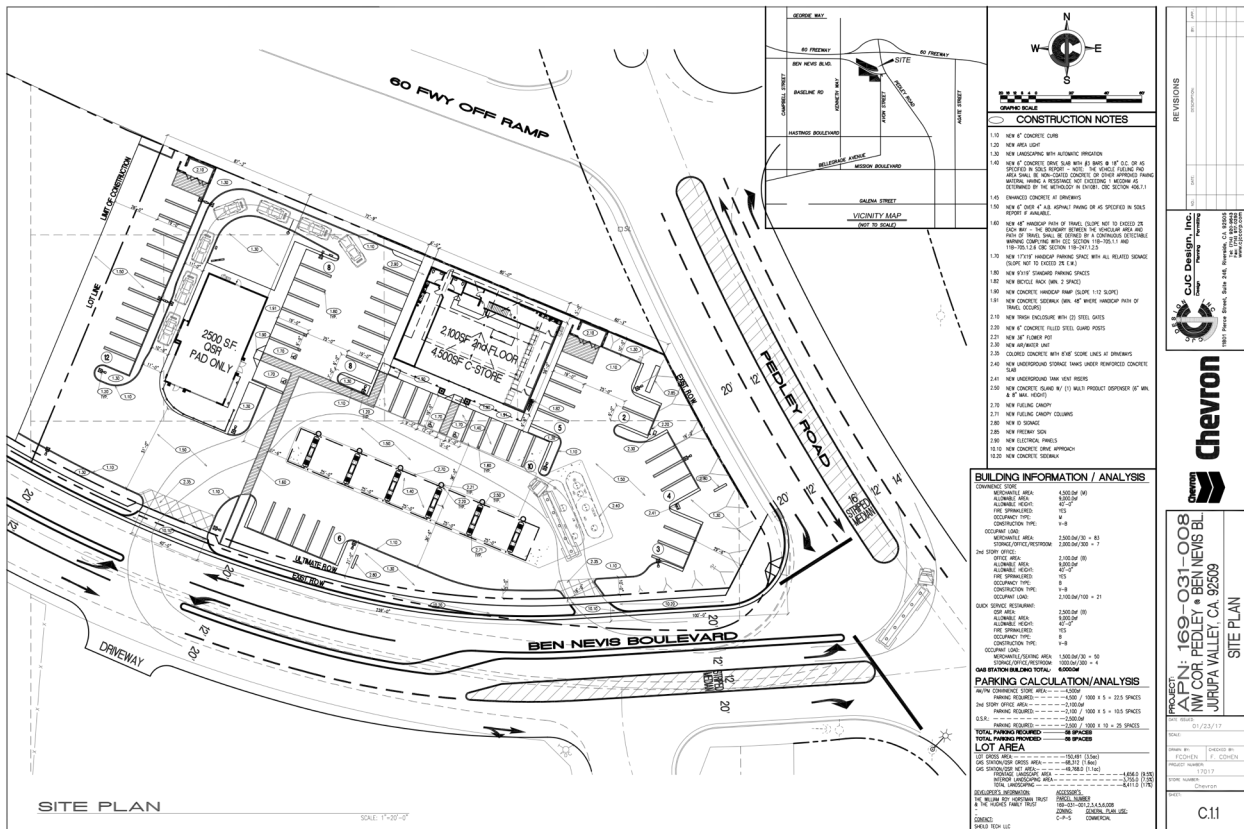
Applicant Rep ROFIA GODAZANDEH

Application CONDITIONAL USE PERMIT

Environmental MITIGATED NEGATIVE DECLARATION

Case Planner ROCIO LOPEZ

Case No. MA17245



Location SEC of Canal and Opal Streets, North of State Route 60 Fwy and East of Pacific Avenue

Description Proposed Chevron gas station with 12 fueling positions under 2,900 square foot fueling canopy; 4,500 square foot convenience store; 2,100 square foot office on 2nd floor; & 2,500 square foot pad for future drive-thru restaurant

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **SHOPS @ BELLEGRAVE**

Developer SHOPS @ BELLEGRAVE, LLC

Applicant Rep SAME AS DEVELOPER

Application CHANGE OF ZONE & SITE DEVELOPMENT PERMIT

Environmental MITIGATED NEGATIVE DECLARATION

Case Planner ANNETTE TAM Case No. MA16144



Location Southeast corner of Bellegrave Ave. & Etiwanda Ave.

Description 10,000 square-foot neighborhood shopping center on approximately 1.6 acres.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **VAN BUREN COMMERCIAL CENTER**

Developer

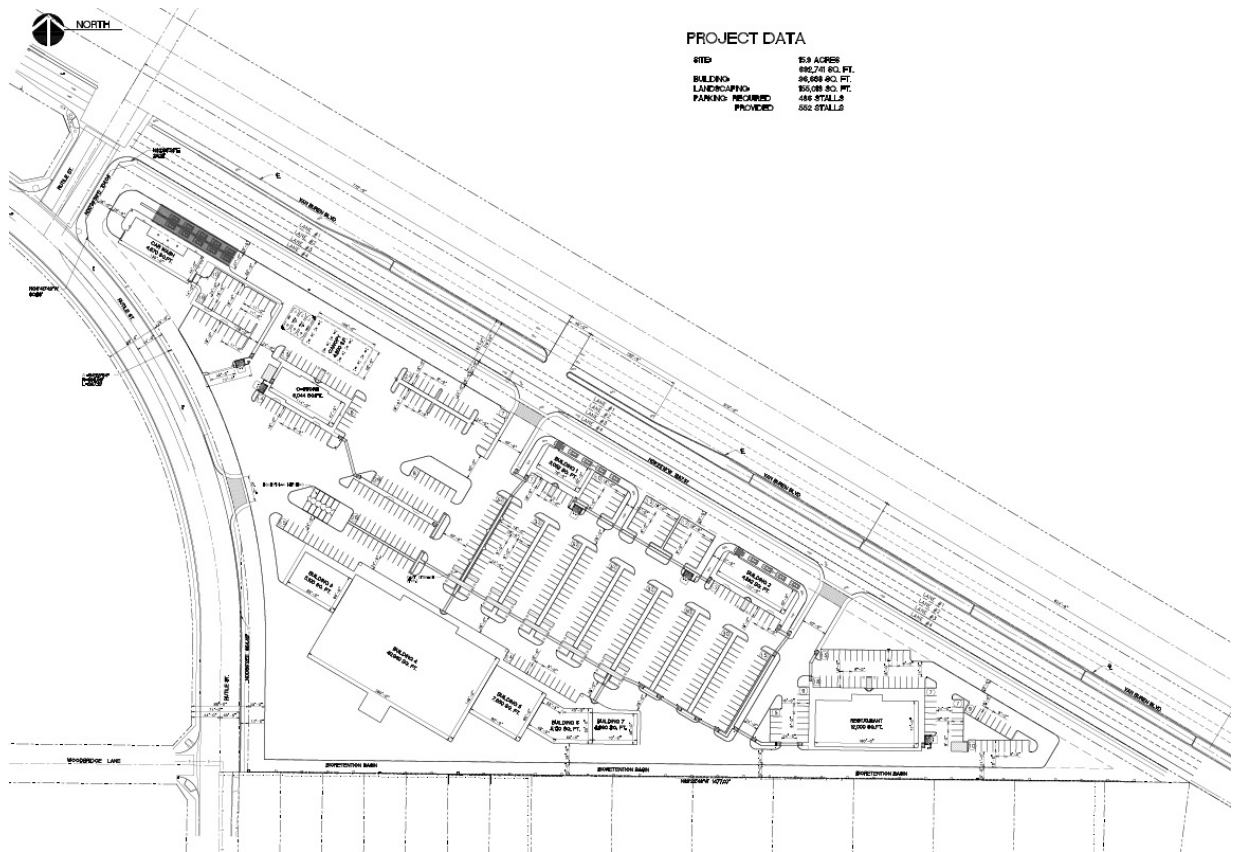
Applicant Rep DESIGN INC. – HARRY HEADY

Application SITE DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT

Environmental INITIAL STUDY

Case Planner ROCIO LOPEZ

Case No. MA19041



Location SWC Van Buren and Rutile (APNs: 167-330-006; 010; 015 & 167-110-039)

Description Phase 1: 4,800 sq.ft. Gas Station canopy; 5,044 sq.ft. C-Store; 4,670 sq.ft. Drive-thru Car Wash

Status

- Active Phase 2: 2 drive-thru restaurants (3,052 & 4,892 sq.ft.); 12,000 sq.ft. full service restaurant; 40,940 Anchor retail bldg.; 20,940 sq.ft. combined retail
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **JURUPA VALLEY MEDICAL CENTER**

Developer RICHARD BOURESTON

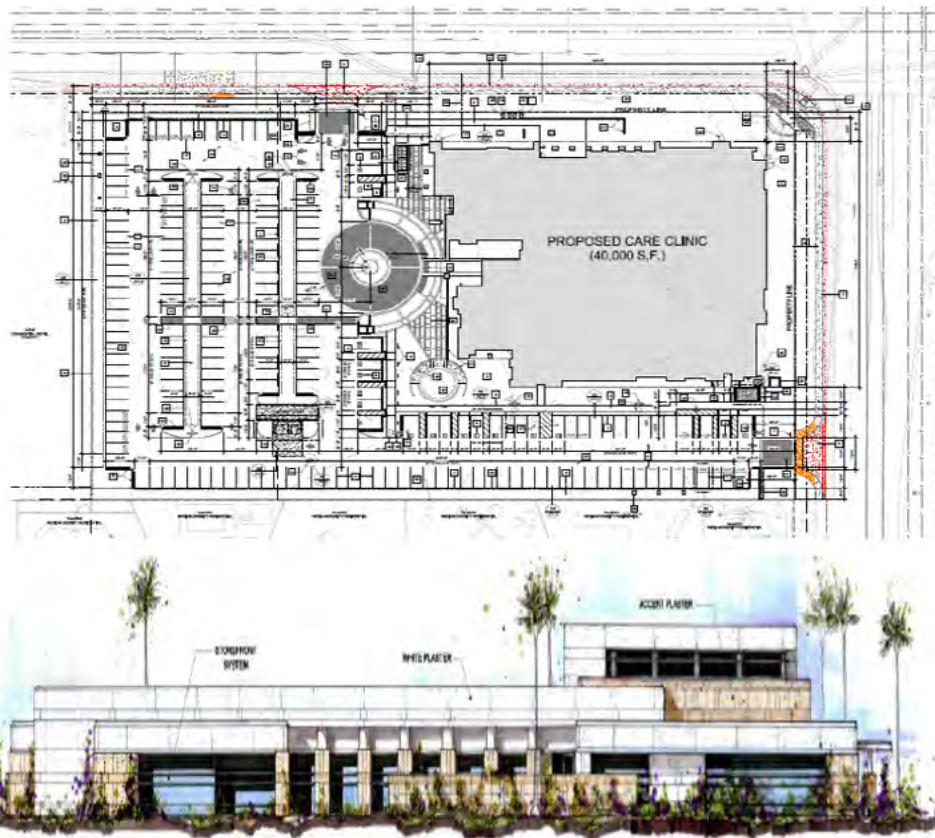
Applicant Rep RICHARD BOURESTON

Application SITE DEVELOPMENT PERMIT

Environmental MND

Case Planner TAMARA CAMPBELL

Case No. MA16210



Location

Description 39,917 sq. ft. Medical Center; under construction 2018

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **GLEN AVON ASSISTED LIVING**

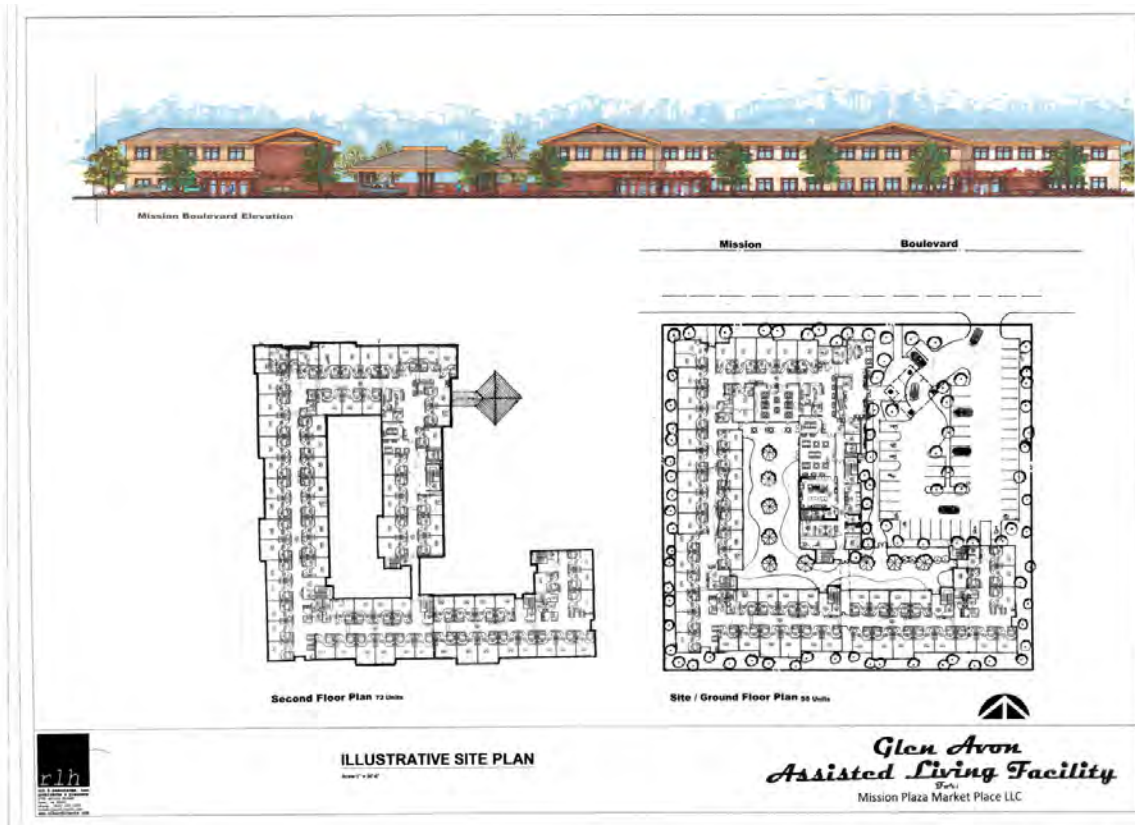
Developer MISSION PLAZA MARKET PLACE, LLC

Applicant Rep GEORGE SELDIN

Application PRE-APPLICATION

Environmental INITIAL STUDY

Case Planner ANNETTE TAM Case No. MA17056



Location 8928 Mission Blvd.

Description Two-story, 95,188 square-foot assisted living facility with 127 rooms on 2.6 acres

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **100 ACRE COMMERCIAL / RESIDENTIAL**

Developer TBA

Applicant Rep TBA

Application PRE-APPLICATION FOR PLANNED UNIT DEVELOPMENT

Environmental EIR

Case Planner ANNETTE TAM

Case No.



Location TBA

Description Mixed use shopping mall, hotel, entertainment, dining, apartments. Details are pending release by the developer.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **WINEVILLE MARKETPLACE MIXED USE**

Developer JOHN RUSSO

Applicant Rep JOHN RUSSO

Application GPA, REZONE, TENTATIVE TRACT MAP

Environmental MITIGATED NEGATIVE DECLARATION

Case Planner ANNETTE TAM

Case No. MA15099



Location South side of Limonite between Wineville and Etiwanda

Description The 33 acre development plan provides two commercial centers on 7 acres and 130 single family units on 26 acres. The western commercial center is located at the southeast corner of Limonite Avenue and Wineville Avenue. The second commercial center is located at the intersection of Limonite Avenue and Lucretia Avenue. The project will extend Lucretia Avenue to 63rd Street.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **NORTHTOWN MIXED USE PROJECT**

Developer NORTHTOWN HOUSING DEVELOPMENT CORPORATION

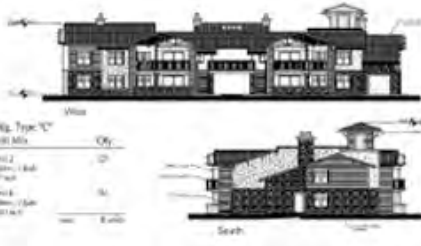
Applicant Rep DEBBIE MYERS

Application SITE DEVELOPMENT PERMIT

Environmental FOCUS EIR

Case Planner ROCIO LOPEZ

Case No. MA16224



Location Northeast corner of Mission Blvd. & Crestmore Road

Description 31,375 sq.ft., two-story commercial building and a 68-unit, 96,446 sq.ft. multiple family housing development.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **PARADISE KNOLLS**

Developer LANSING

Applicant Rep JIM KOZAK

Application GPA, REZONE (SPECIFIC PLAN), TENTATIVE TRACT MAP

Environmental EIR

Case Planner TAMARA CAMPBELL Case No. MA14115



Paradise Knolls Land Company, LLC

Paradise Knolls Concept Plan



Location South side of Limonite between Downey and Beach (Paradise Knolls Golf Course)

Description Redevelop an existing 109 acre golf course (74 acres net) for a 650 unit residential development with a neighborhood commercial center, condominiums, single family neighborhoods, and courtyard homes.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **VERNOLA GATEWAY APARTMENTS**

Developer BONDAR

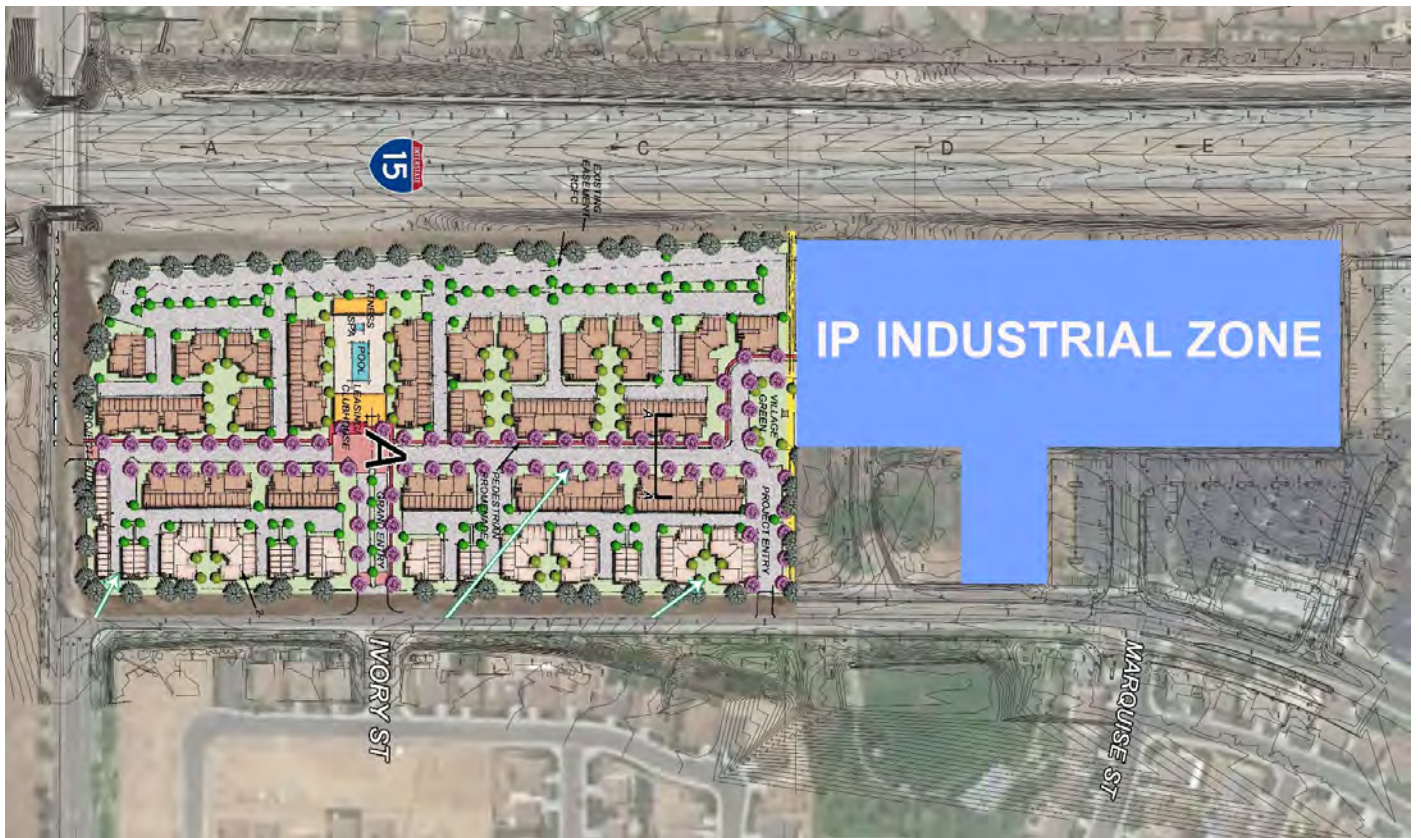
Applicant Rep RICK BONDAR

Application GPA, SPECIFIC PLAN AMENDMENT, SITE DEVELOPMENT PERMIT

Environmental MITIGATED NEGATIVE DECLARATION

Case Planner TOM MERRELL

Case No. MA1485



Location North side of 68th between Pats Ranch Road & I-15

Description 397 upscale apartments. Change of zoning from IP Industrial to R4 Residential for the area of Phase A. Phase B to be left in industrial zoning.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **HIGHLAND PARK 1**

Developer RICHLAND

Applicant Rep JOHN SCHAFER

Application TENTATIVE MAP, GPA, REZONE, VARIANCE

Environmental EIR

Case Planner ANNETTE TAM

Case No. MA1212



Location North side of Canal St., east of Armstrong in the Sunnyslope area

Description The HIGHLAND PARK community is located on 168.3 acres. Entitlements included a General Plan Amendment (GPA 1207), Change of Zone (CZ 1205), Tentative Tract Map (TTM 31894 & 36812) and Variance (VAR1505) for a master planned residential community with 398 single-family residential lots, one public park site, three pocketpark sites, water quality basins, open space (including natural, graded, and community open space).

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **NOVA HOMES**

Developer NOVA HOMES

Applicant Rep IVANO STAMEGNA

Application REZONE, TENTATIVE TRACT MAP

Environmental INITIAL STUDY

Case Planner TAMARA CAMPBELL

Case No. MA14143



Location North side of Limonite, east side of Pedley

Description 91 single-family small lot subdivision.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **DOS RANCHOS**

Developer LYTLE DEVELOPMENT

Applicant Rep KEVIN LYNCH

Application GPA, REZONE, TENTATIVE TRACT MAP

Environmental INITIAL STUDY

Case Planner LAURIE LOVRET

Case No. PAR1329



Location East side of Van Buren between Jurupa Road and 56th Street

Description 215 single family dwellings on 56 acres, with lots sizes ranging from 2,500 sq. ft. to 4,000 sq. ft.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **MONARCH AT THE QUARRY**

Developer ARMADA DEVELOPMENT

Applicant Rep STEVE JENKINS

Application TENTATIVE TRACT MAP, GPA, CZ, AND VAR

Environmental MITIGATED NEGATIVE DECLARATION

Case Planner ANNETTE TAM Case No. MA1413



Location Northwest side of Armstrong, south of Sierra in Sunnyslope

Description 86 single family R1 lots; developed by DR Horton

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **AVALON COURT**

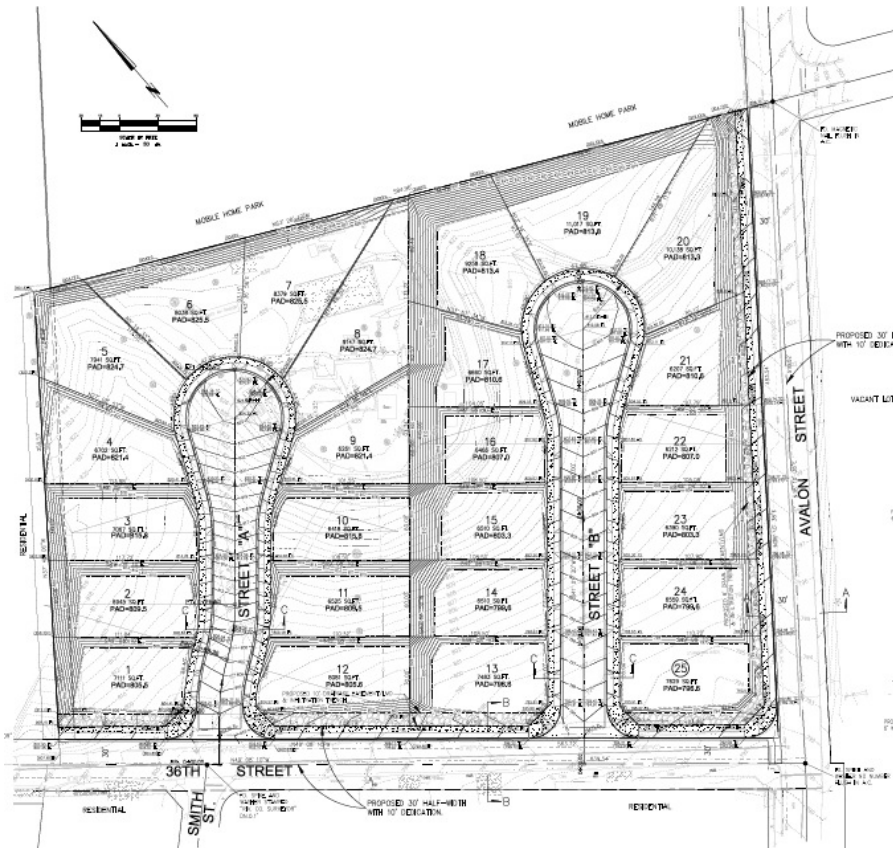
Developer SECURED INCOME GROUP AND HOMEQUEST

Applicant Rep STEFAN LANTHIER

Application TENTATIVE TRACT MAP, VARIANCE

Environmental MITIGATED NEGATIVE DECLARATION

Case Planner ANNETTE TAM Case No. MA1432



Location Northwest corner of Avalon and 36th Street in Rubidoux

Description 25 single family lot R1 subdivision

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **VETERANS NEIGHBORHOOD**

Developer HABITAT FOR HUMANITY

Applicant Rep KATHY MICHALAK

Application GPA, REZONE, TENTATIVE TRACT MAP

Environmental MITIGATED NEGATIVE DECLARATION

Case Planner ANNETTE TAM Case No. MA1463



Location North side of Mission Blvd. at Amarillo in Glen Avon

Description 26 single family dwelling units on 5,000 square foot lots on 5.5 acres.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **RIO VISTA SPECIFIC PLAN**

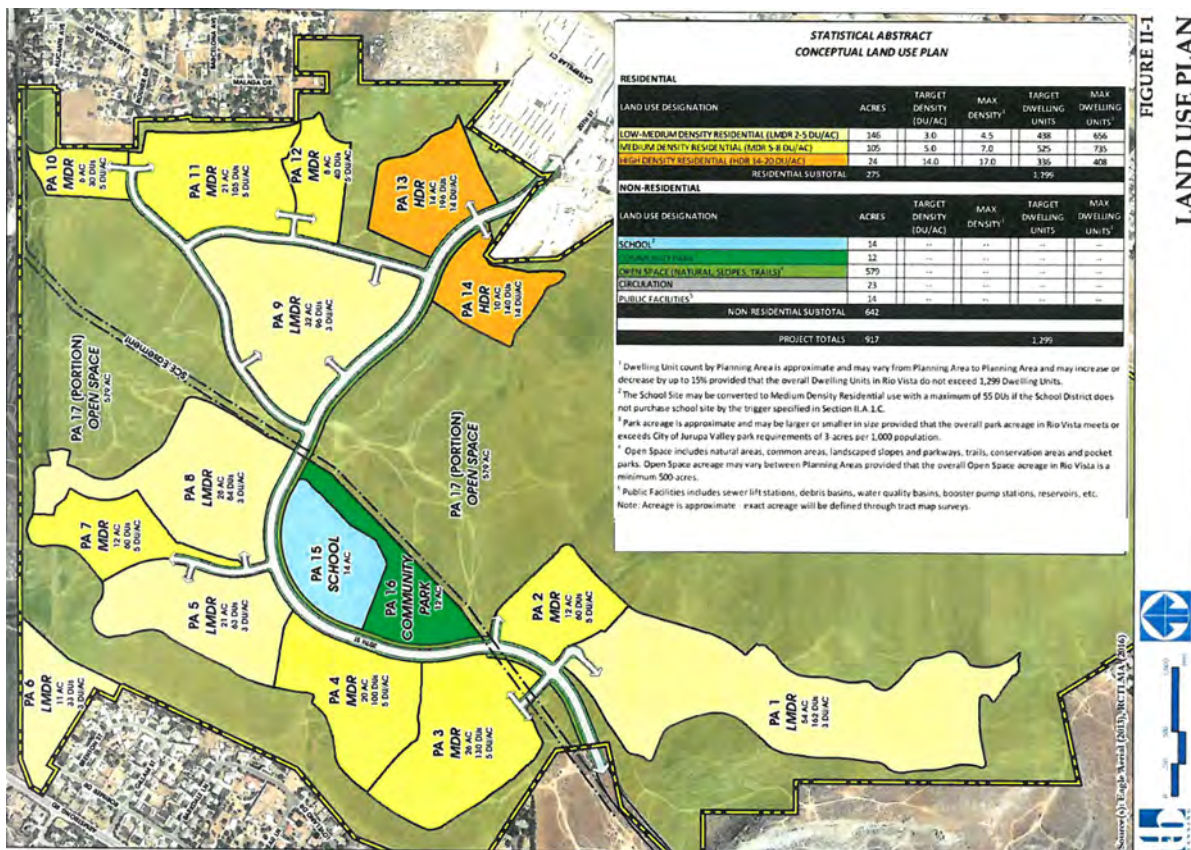
Developer **RICHLAND COMMUNITES**

Applicant Rep **CRAIG CHRISTINA**

Application **SPECIFIC PLAN (GPA, REZONE, SPECIFIC PLAN ADOPTION)**

Environmental **EIR**

Case Planner **ANNETTE TAM** Case No. **MA16045**



Location Generally both sides of the 20th Street extension to Sierra

Description A total of 1,307 dwelling units (single-family and multi-family units) on 917 acres, with 14-acre school site and 600 acres of parks and open space. This entitlement will supersede and replace the existing Rio Vista Specific Plan previously adopted by the County prior to City incorporation.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **TENTATIVE TRACT 36702 (STONE AVE)**

Developer GLOBAL INVESTMENTS

Applicant Rep WEBB ENGINEERING

Application TENTATIVE TRACT MAP

Environmental INITIAL STUDY

Case Planner ROCIO LOPEZ

Case No. MA1414



Location East side of Stone Avenue at its southerly terminus

Description 17 lot subdivision for half acre equestrian estate lots

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **BARRINGTON PLACE**

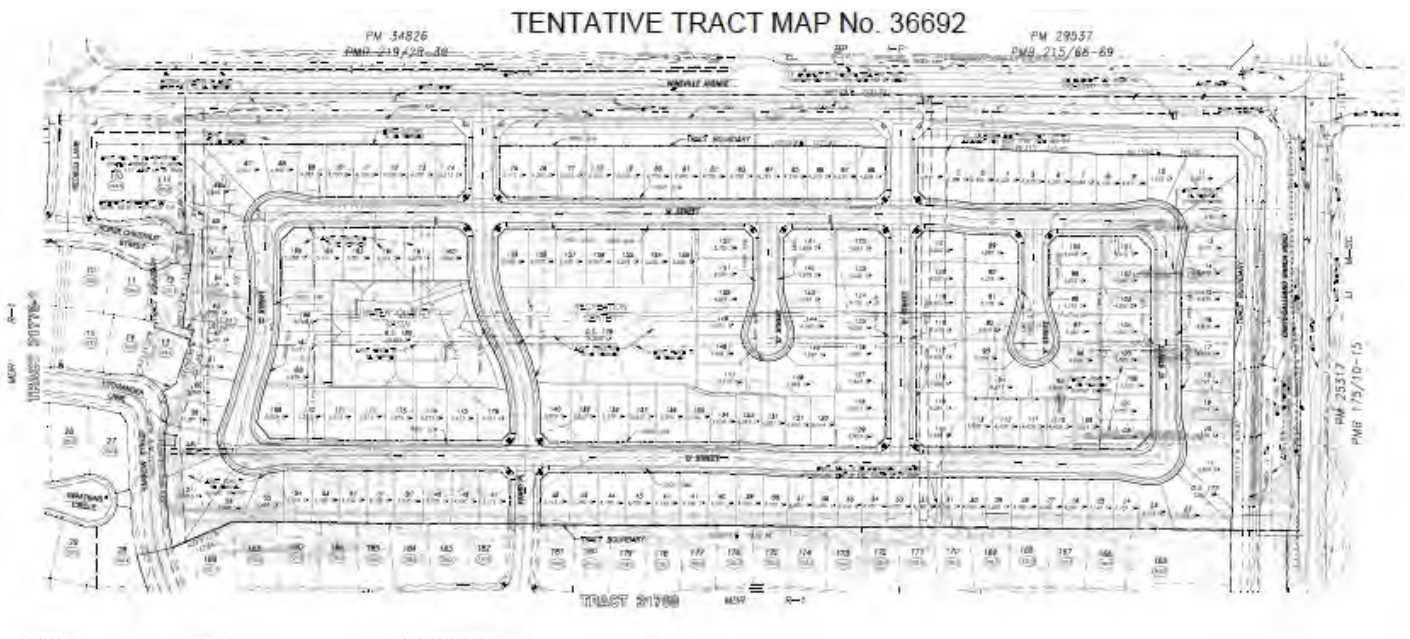
Developer FRONTIER HOMES

Applicant Rep MARK HICKS

Application REZONE, TENTATIVE TRACT MAP

Environmental MITIGATED NEGATIVE DECLARATION

Case Planner ANNETTE TAM Case No. MA1407



Location Southeast corner of Wineville and Cantu-Galleano (Vanderham Dairy)

Description 176 single family R4 lots on 30 acres. Lot sizes range from 3,500 to 5,000 square feet. 2018 under construction by Frontier Homes. Original entitlement by Stratham Group.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **HUDSON STREET SUBDIVISION**

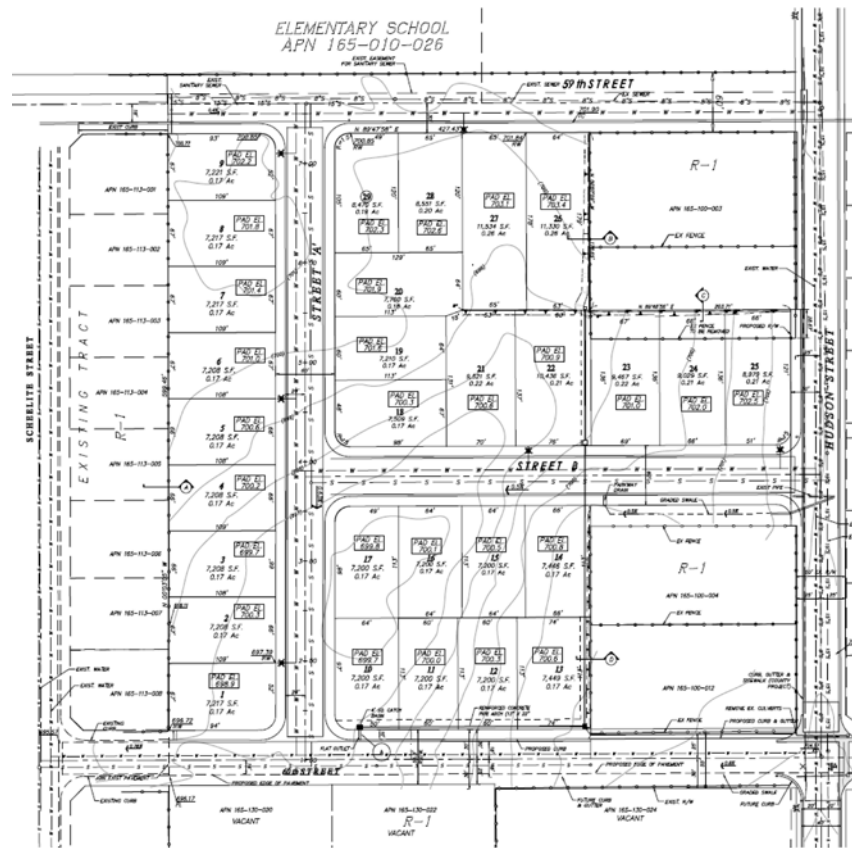
Developer **ANDREW SHORES AND PAUL TALANIAN**

Applicant Rep **SAKE ENGINEERING**

Application **TENTATIVE TRACT MAP**

Environmental **MND**

Case Planner **ROCIO LOPEZ** Case No. **MA16146**



Location Vacant lot located West of Hudson St. between 60th and 59th St.

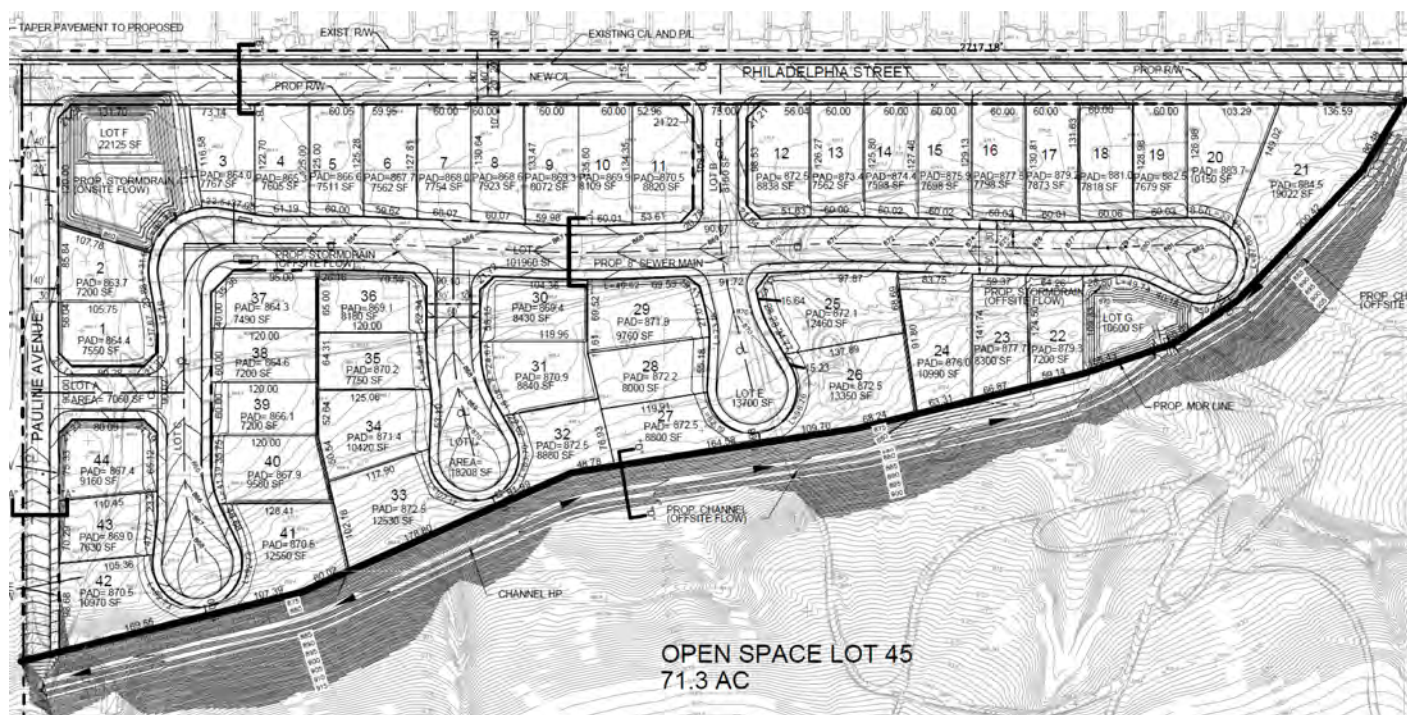
Description Request to subdivide a 7.25 acre property into 28 lots averaging 7,793 square feet, with one water retention basin and dedicated street and parkway lots. A General Plan amendment is also requested to change the existing land use from LDR (Low Density Residential) – Country Neighborhood to MDR (Medium Density Residential).

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **PHILADELPHIA AVENUE SUBDIVISION**
 Developer SLPR, INC.
 Applicant Rep CHRISTIANSEN & COMPANY
 Application TENTATIVE TRACT MAP
 Environmental INITIAL STUDY
 Case Planner ROCIO LOPEZ Case No. MA16161



Location 9640 Philadelphia Avenue

Description Subdivide 84.6 acres into 44 single family lots ranging between 7,200 to 21,050 sq.ft.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **GRANITE HILL CONDOMINIUMS**

Developer FAR WEST INDUSTRIES

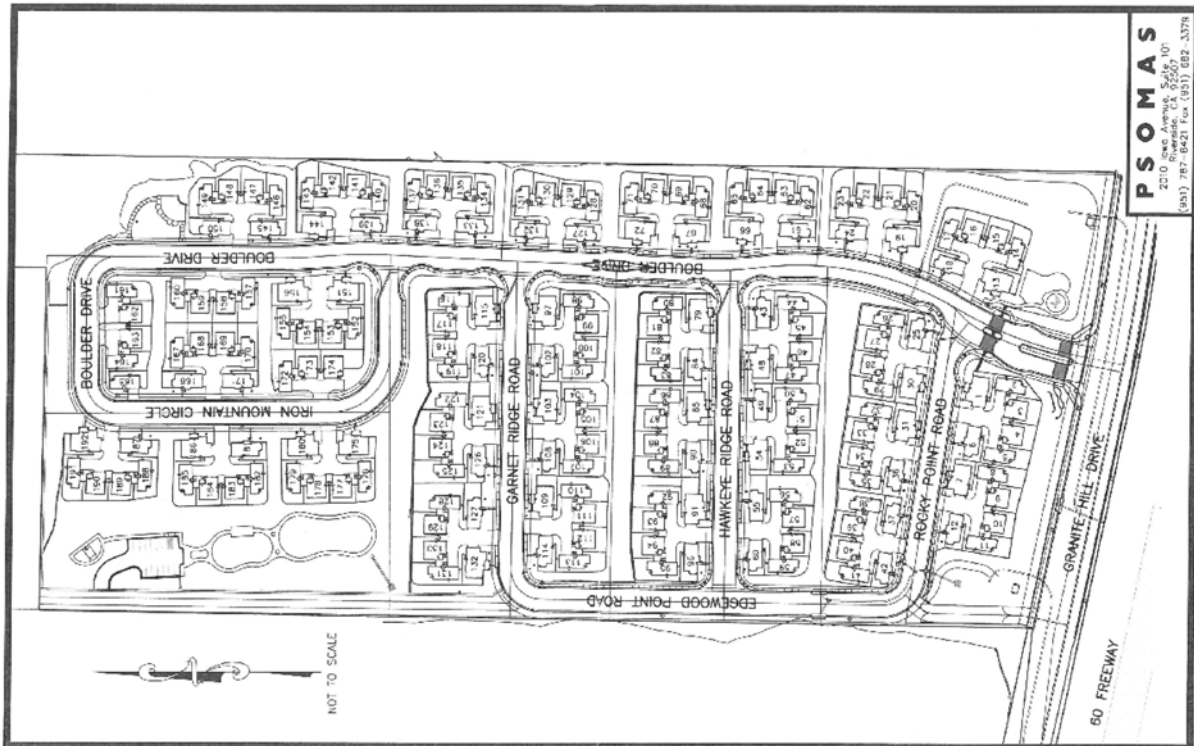
Applicant Rep BILL INGRAM

Application TENTATIVE TRACT MAP

Environmental NEGATIVE DECLARATION

Case Planner RICK FISHER

Case No. MA16209



Location North of Granite Hill Drive an Highway 60, between Valley Way and Pyrite Street

Description A request to subdivide 30.39 acres into 11 lots and to construct 198 condominium units. Phase 1 constructed 2017.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **SEQUANATA HEIGHTS**

Developer SEQUANOTA PARTNERS, LP

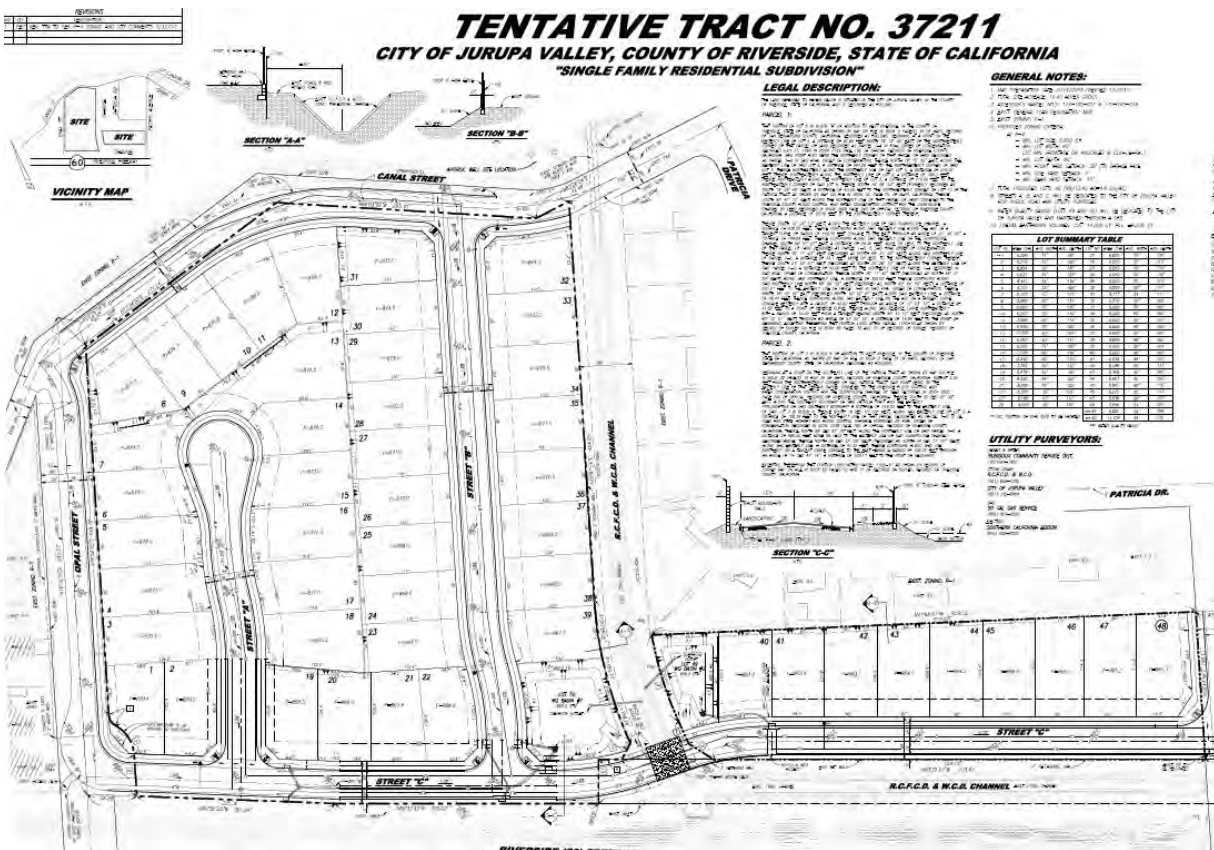
Applicant Rep PAUL ONUFER

Application TENTATIVE TRACT MAP & CHANGE OF ZONE

Environmental MND

Case Planner ROCIO LOPEZ

Case No. MA17099



Location SE corner Canal & Opal Streets, North of State Route 60 Fwy & East of Pacific Avenue

Description Proposed subdivision of combined 10.4 acre property into 48 single family residential lots with minimum lot size of 6,000 square feet; two water quality basin lots (lots 49 & 50) and three lettered street lots (a-c). Proposed change of zone (CZ) from R-1 (one family dwellings) to R-4 (Planned Residential); existing General Plan designation: MDR (Medium Density Residential)

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name PHILADELPHIA AVE SUBDIVISION (2)

Developer SLRP, INC.

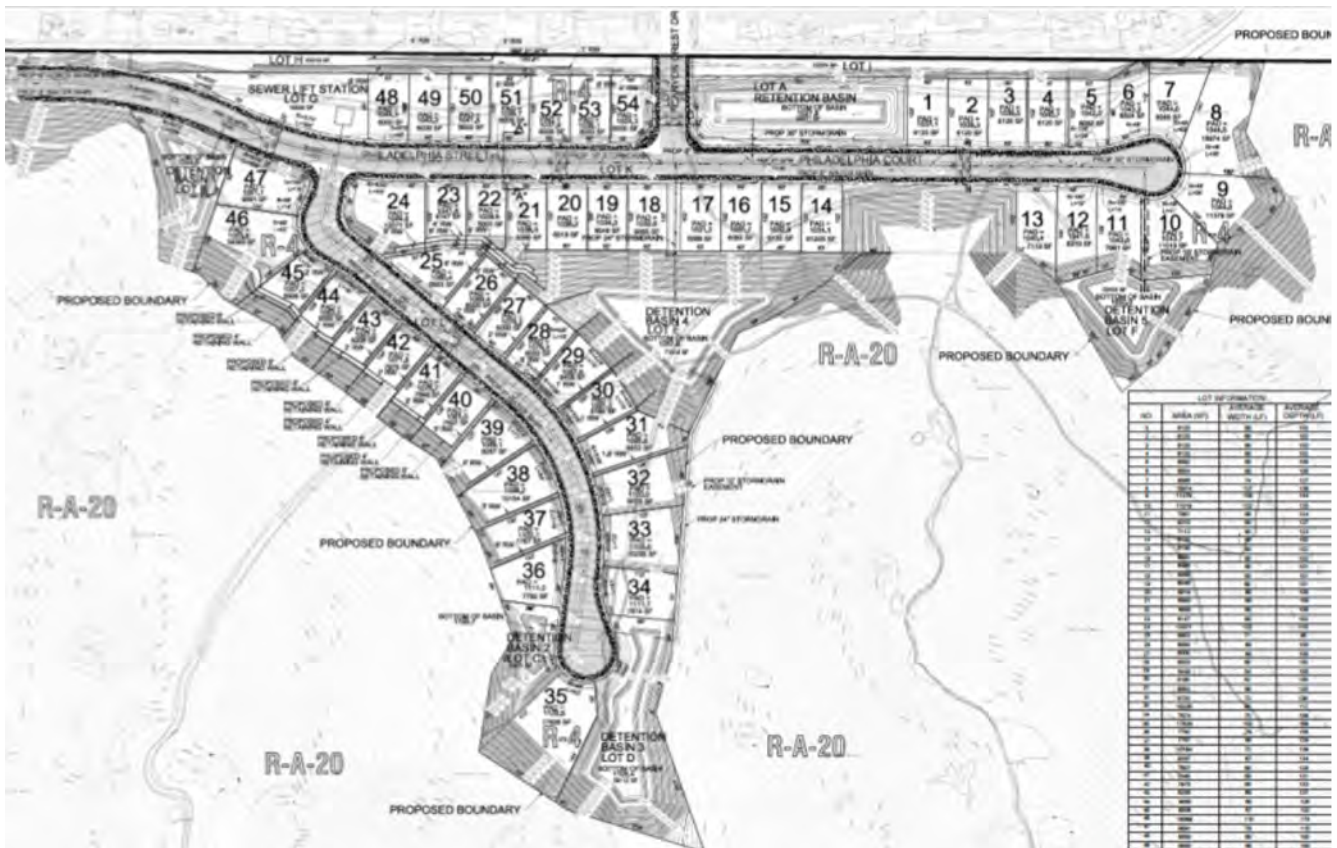
Applicant Rep CHRISTIANSEN & COMPANY

Application TENTATIVE TRACT MAP

Environmental MITIGATED NEGATIVE DECLARATION

Case Planner ROCIO LOPEZ

Case No. MA19029



Location East of Pauline Avenue on the south side of Philadelphia Street

Description Subdivide 162.54 acres into 54 single family lots averaging 7,790 sq.ft. Change land use for only 21.92 acres from OS-RUR (Open Space Rural) to MDR (Medium Density Residential) and Change Zone from R-A-20 (Residential Agricultural min. 20 du/ac) to R-4 (Planned Residential). Remaining 140.62 acres to remain unchanged

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **LA RUE APARTMENTS**

Developer LZ DEVELOPMENT, LLC

Applicant Rep VINCENT ZOU, SIGNATURE HOMES

Application PRE-APPLICATION

Environmental INITIAL STUDY

Case Planner ANNETTE TAM

Case No. MA18186



Location Southeast corner of La Rue Street and Canal Street

Description 66-unit apartment project on 3.75 acres

Status

- Active
- Inactive
- Entitled
- Constructed

Project name **HIGHLAND PARK 2**

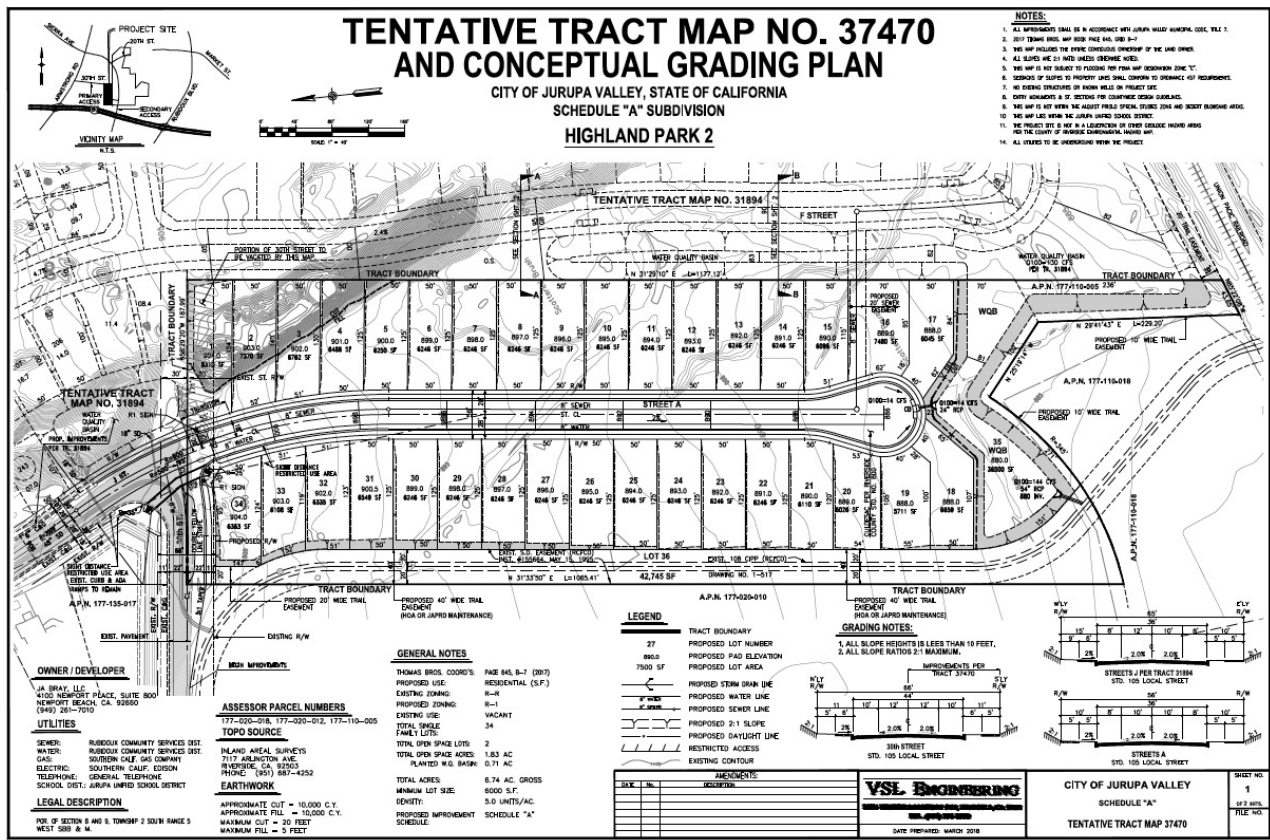
Developer **JA BRAY, LLC**

Applicant Rep **RICHLAND COMMUNITIES**

Application **REZONE, TENTATIVE TRACT MAP & VARIANCE**

Environmental **MITIGATED NEGATIVE DECLARATION**

Case Planner **ANNETTE TAM** Case No. **MA18089**



Location Southwest corner of 30th Street and Sierra Avenue

Description 34-single-family lots on 6.5 acres

- Status
- Active
 - Inactive
 - Entitled
 - Constructed

City of Jurupa Valley

Project name **MONTECITO COLLECTION**

Developer RC HOBBS COMPANIES

Applicant Rep CRAIG HEAPS

Application PRE-APPLICATION

Environmental INITIAL STUDY

Case Planner ANNETTE TAM

Case No. MA19084



Location Southeast corner of Mission Blvd. and Agate Street

Description 26 single-family lots on 5.2 acres

Status

- Active
- Inactive
- Entitled
- Constructed

Project name **WEST RIVERSIDE LANDFILL SOLAR**

Developer STRONGHOLD ENGINEERING

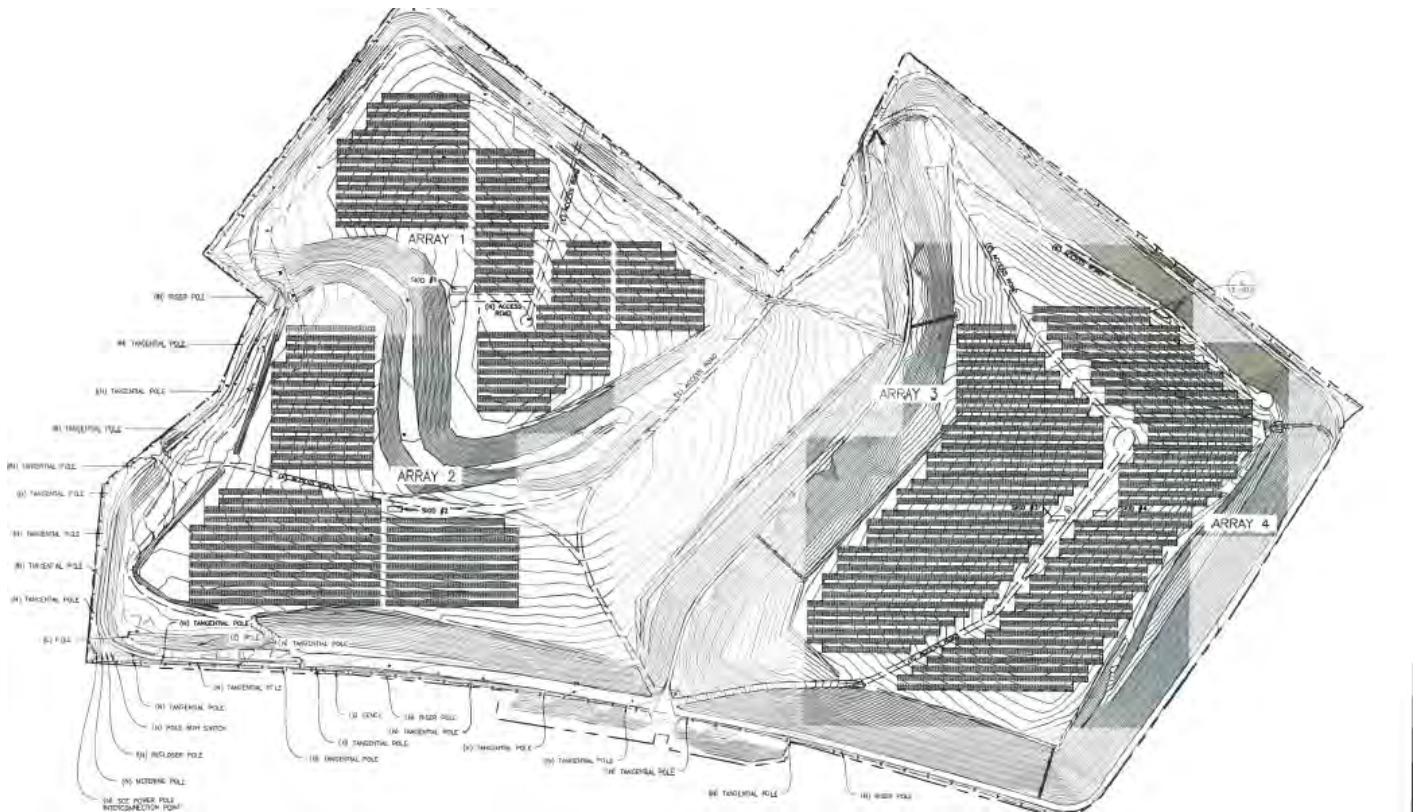
Applicant Rep SCOTT BAILY

Application SITE DEVELOPMENT PERMIT

Environmental NEGATIVE DECLARATION

Case Planner TAMARA CAMPBELL

Case No. MA15151



Location North side of SR 60 east of Rubidoux Blvd. at West Riverside Landfill site

Description An 8.17 megawatt (MW) alternating current (AC), grid-tied, fixed-tilt solar project on the former West Riverside Landfill site. The landfill was operated by the Riverside County Department of Waste Management as a Class II solid waste disposal site from January 1964 until its closure in November 1983. The project site is comprised of four separate parcels, totaling approximately 74 acres with the closed landfill encompassing most of the site. Approximately 31,872 REC 300 Watt modules or equivalent will be installed.

Status

- Active
- Inactive
- Entitled
- Constructed

Project name **INLAND EMPIRE COLD STORAGE**

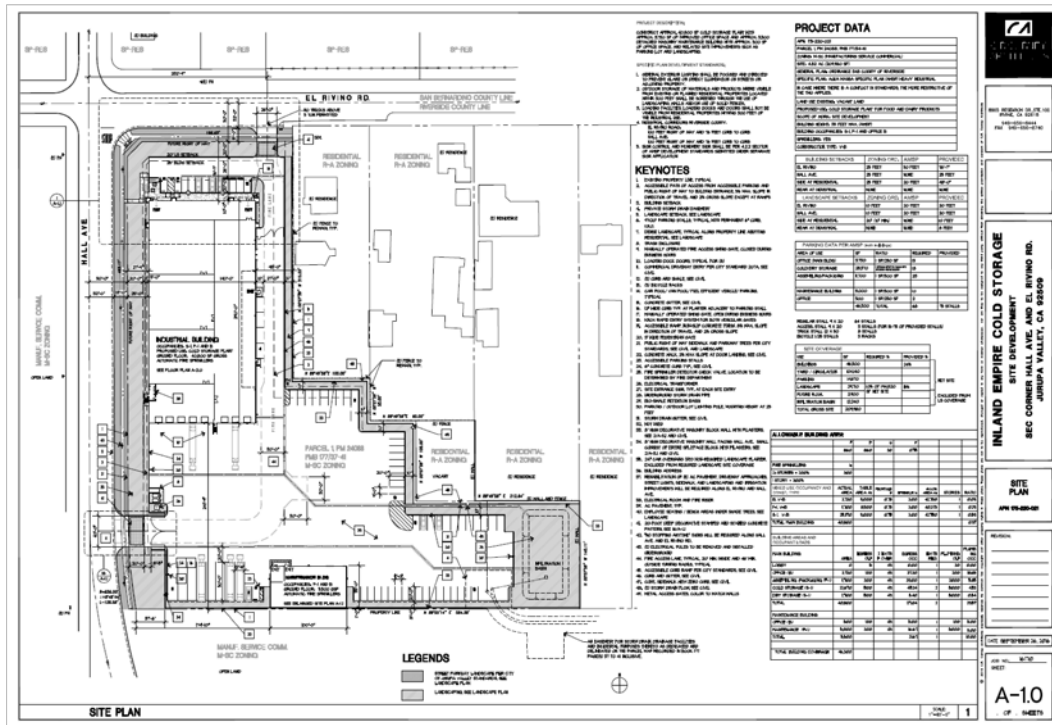
Developer **INLAND EMPIRE COLD STORAGE, INC**

Applicant Rep **MARTINA MASARANI, ARCHITECTS**

Application **SITE DEVELOPMENT PERMIT**

Environmental **MND**

Case Planner **ROCIO LOPEZ** Case No. **MA16111**



Location Southeast corner of El Rivino Road and Hall Avenue

Description 40,800 sq.ft. cold storage facility with detached 5,500 square-foot maintenance building

Status

- Active
- Inactive
- Entitled
- Constructed

Project name **AUTO AUCTION FACILITY**

Developer ADESA-FLEETWOOD

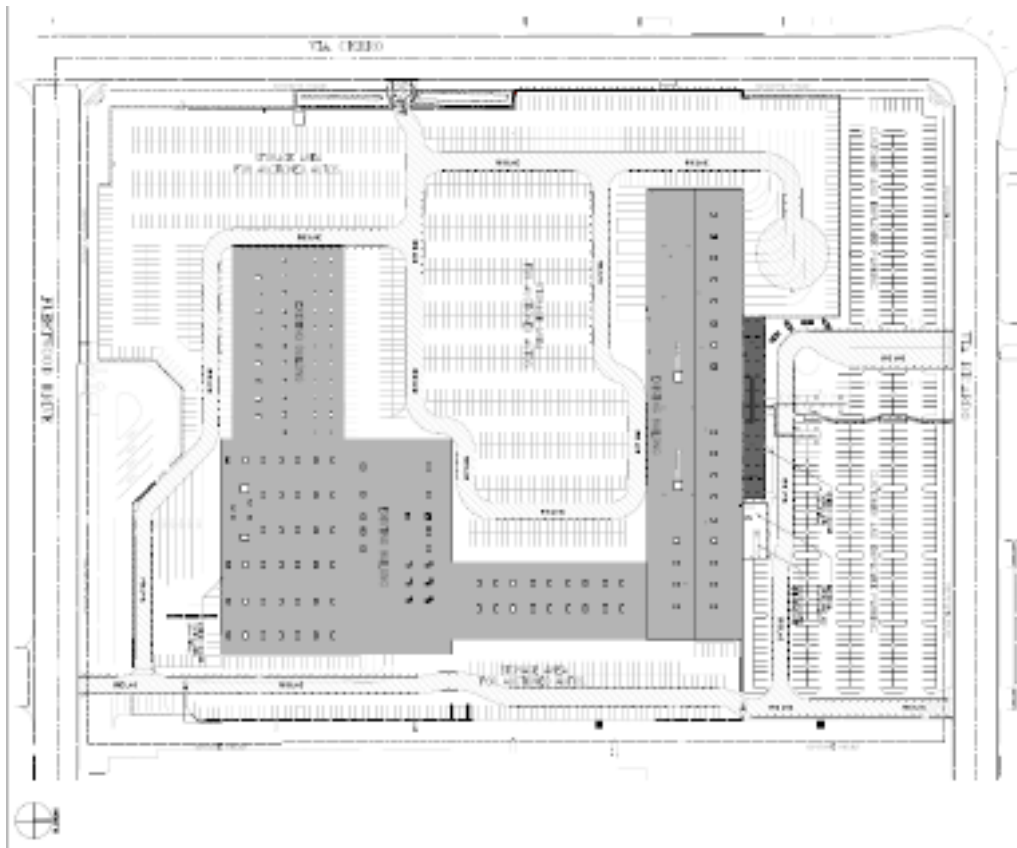
Applicant Rep JAN BRUIN

Application TENANT IMPROVEMENT

Environmental CATEGORICALLY EXEMPT

Case Planner TAMARA CAMPBELL

Case No. 2017-12787



Location 2350 Fleetwood Drive

Description Convert an existing warehouse into a car auction facility on 26.27 acres of land.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **SPACE CENTER INDUSTRIAL**

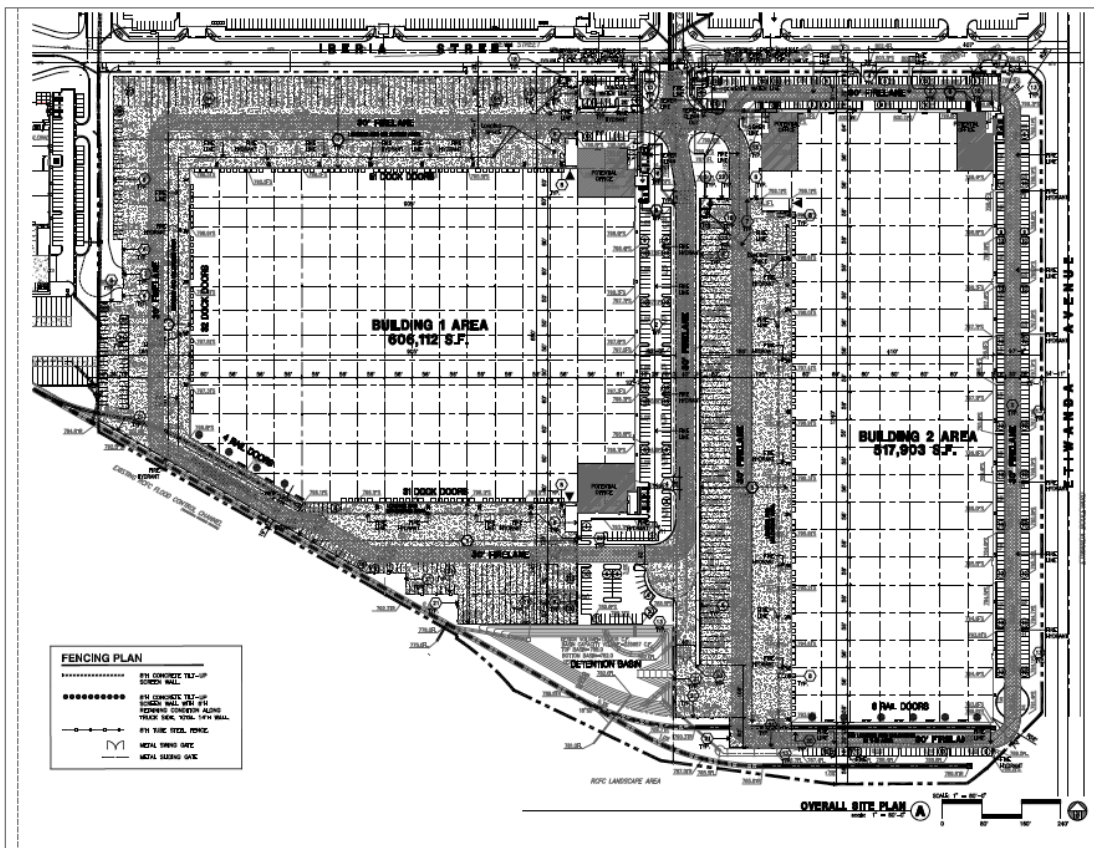
Developer SPACE CENTER MIRA LOMA

Applicant Rep GRAHAM TINGLER

Application SITE DEVELOPMENT PERMIT, LOT LINE ADJUSTMENT, PARCEL MERGER

Environmental EIR

Case Planner ANNETTE TAM Case No. MA14126



Location Southwest corner of Iberia and Etiwanda

Description 1.1 million square-feet of industrial / logistics spec buildings.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **AGUA MANSA COMMERCE PARK**

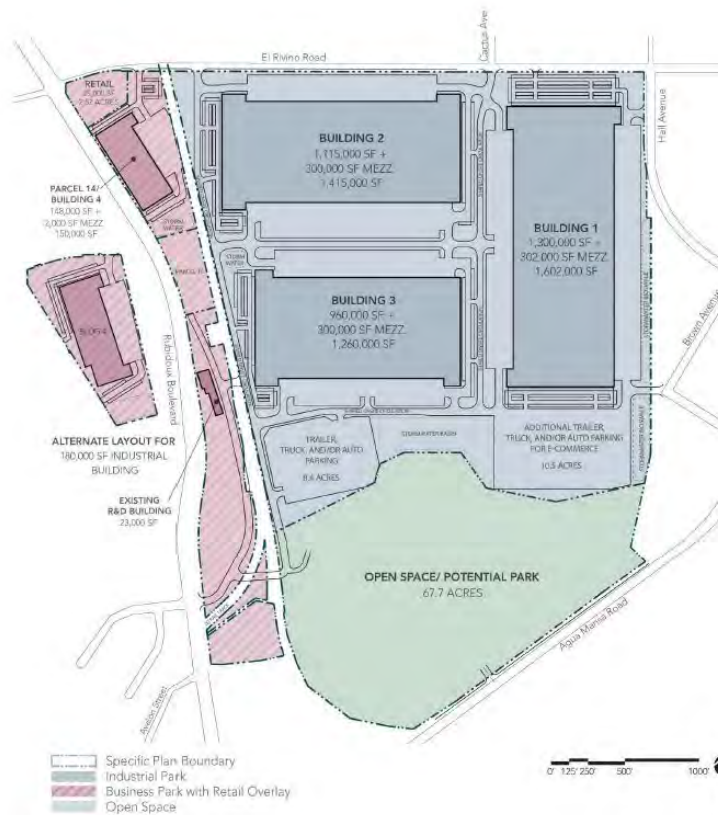
Developer VERIDIAN PARTNERS

Applicant Rep TATE GOSS

Application DEV. AGREEMENT, GPA, SDP, SPECIFIC PLAN AND TENTATIVE TRACT MAP

Environmental EIR

Case Planner ANNETTE TAM Case No. MA16170



Location East side of Rubidoux Blvd. north of Market Street

Description A new Specific Plan on 291 acres of land. The Specific Plan includes 4.2 million square-feet of industrial / logistics development, 200,000 square-feet of industrial business park with retail, and a 70-acre park. A development agreement is a part of the proposed entitlement that includes provisions for community benefits beyond impact mitigation.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **GENERAL DRIVE INDUSTRIAL PARK**

Developer MMI/BDI RIVERSIDE GENERAL

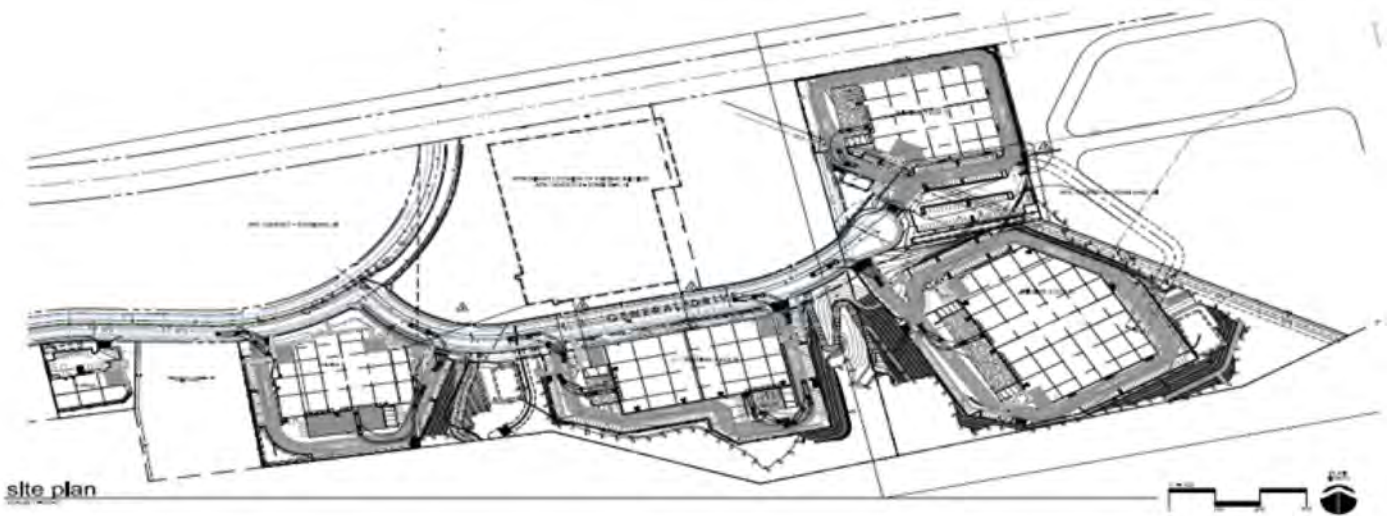
Applicant Rep DEIRDRE MCALLISTER

Application SITE DEVELOPMENT PERMIT

Environmental MITIGATED NEGATIVE DECLARATION

Case Planner TAMARA CAMPBELL

Case No. MA17250



Location Both sides of General Drive east of Clay Street

Description 5 industrial buildings in an Industrial Park setting, with a total of 329,000 square feet of manufacturing and office space along with landscaping and site improvements

Status

- Active
- Inactive
- Entitled
- Constructed

Project name **INLAND AVENUE WAREHOUSE**

Developer CREST GLOBAL, LLC

Applicant Rep GAA ARCHITECTS

Application SITE DEVELOPMENT PERMIT

Environmental MITIGATED NEGATIVE DECLARATION

Case Planner ROCIO LOPEZ

Case No. MA18163



Location 11295 Inland Avenue

Description Proposed industrial concrete tilt-up building totaling 19,700 sf with 1,250 sf mezzanine for total area of 20,950

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **HORIZON BUSINESS PARK**

Developer HENRY CHEN

Applicant Rep STEVE PALMER

Application CONDITIONAL USE PERMIT / TENTATIVE PARCEL MAP

Environmental FOCUSED EIR

Case Planner ROCIO LOPEZ

Case No. MA18163



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

Location NW corner Etiwanda and Cantu Galleano

Description TPM from 8 to 1 parcel - 13.9 combined acres to accommodate new warehouse distribution bldg. totaling 310,760 sq. ft.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **JNB TRANSPORT**

Developer HAVANA INVESTMENT GROUP

Applicant Rep LORD CONSTRUCTORS

Application SITE DEVELOPMENT PERMIT

Environmental MITIGATED NEGATIVE DECLARATION

Case Planner ROCIO LOPEZ

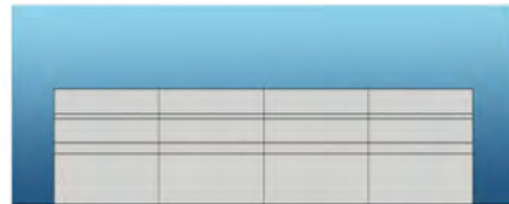
Case No. MA18239



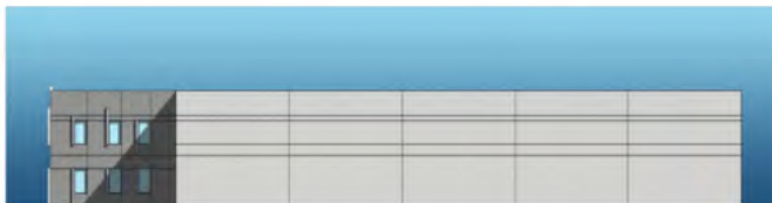
North Elevation



West Elevation



East Elevation



South Elevation

Location East side of Rubidoux Blvd (Between 28th & 26th)

Description 15,000 sq. ft. concrete tilt up building for future truck repair business.

Status

- Active
- Inactive
- Entitled
- Constructed

City of Jurupa Valley

Project name **RUBIDOUX COMMERCE PARK**

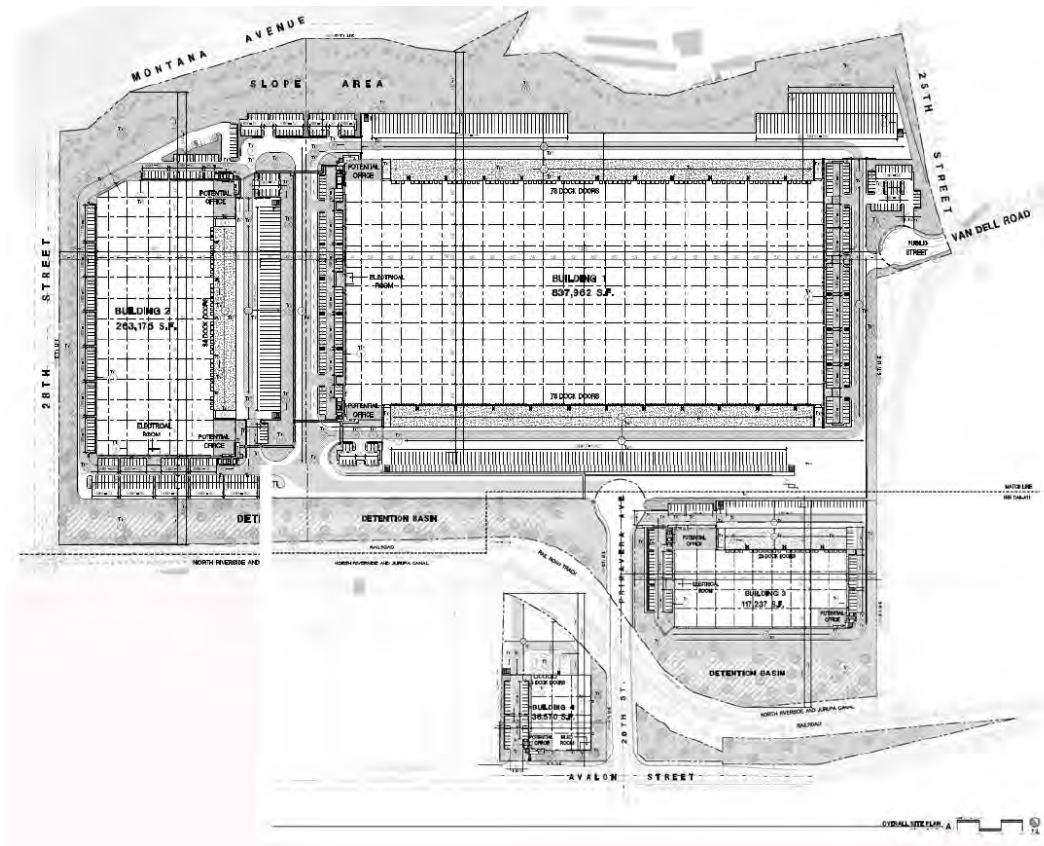
Developer PROFICIENCY CAPITAL

Applicant Rep MATT ENGLHARD

Application GPA, DA, TTM, & SDP

Environmental EIR

Case Planner ANNETTE TAM Case No. MA17132



Location Easterly of Montana Ave, westerly of Avalon St, southerly of 25th St, northerly of 28th St

Description 1.2 million square-foot industrial park on 80 acres; proposal includes logistics use
Active

Status

- Active
- Inactive
- Entitled
- Constructed

