



# City of Jurupa Valley Major Development Projects December 21, 2021

Entitlement Key			
CZ	Change of Zone	SDP	Site Development Permit
CUP	Conditional Use Permit	SP	Specific Plan
DPA	Development Plan Approval	SPA	Specific Plan Amendment
GPA	General Plan Amendment	TPM	Tentative Parcel Map
LLA	Lot Line Adjustment	TTM	Tentative Tract Map
PAR	Preliminary Application Review	VAR	Variance Application
SBA	Setback Adjustment	ZV	Zone Variance



Project	Location/APNs	Description	Applicant/Project Planner	Status
<b>AutoZone</b> <b>MA21294</b>	SE Corner of Limonite Ave. and Corey St.  <b>APN: 163-021-037</b>	7,380 sq.ft. commercial building on 1.22 acres.  <b>Entitlement: SDP</b>	<b>Applicant:</b> AutoZone  Project Planner: Kumail Raza Phone: (951)332-6464, Ext.252 Email: kraza@jurupavalley.org	Under Review
<b>Bellegrave Market Place</b> <b>MA20118</b>	9372 and 9380 Mission Blvd.  <b>APNs: 170-270-020 and -015</b>	Pre-Application for a 2,170 sq. ft. carniceria, 20,000 sq. ft. cold storage, 3,600 sq. ft. feed store, 1,200 sq. ft. commercial kitchen, and fruit stand 2,100 sq. ft. office on 3.31 acres.	<b>Applicant:</b> LandArq Inc.  Project Planner: Reynaldo Aquino Phone: 951.332.6464 Ext. 217 Email: raquino@jurupavalley.org	Under Review
<b>Freeway Commerce Center</b> <b>MA21009</b>	North of State Route 60 & West of Pyrite St. (Granite Hill Dr. and Pyrite St.)  <b>APNs: 171-040-004, 171-040-005, 171-040-026, 171-040-033, 171-040-034, 171-040-035, 171-040-046, 171-040-047, 171-040-012, 171-040-013</b>	Two phase project on 26.4 acres: Phase 1 Travel Center; Phase 2 Hotel, dine-in restaurant, RV storage and/or truck sales. 27 acre proposed travel center consisting of gas station with convenience store, drive-thru restaurant, full-service restaurant, truck fuel station and repair, lodging, RV and Truck Sales lot.  <b>Entitlement: SDP</b>	<b>Applicant:</b> Granite Hill / Pyrite Properties  Project Planner: Reynaldo Aquino Phone: 951.332.6464 Ext. 217 Email: raquino@jurupavalley.org	Under Review
<b>Hall Avenue Truck Repair</b> <b>MA16107</b>	2725 Hall Ave.  <b>APN: 178-230-018, &amp; APN: 178-230-019</b>	7,659 sq. ft. Truck Repair Facility on 2.02 acres.  <b>Entitlement: SDP</b>	<b>Applicant:</b> Hector & Alfonso Delgado  Project Planner: Miguel Del Rio Phone: 951.332.6464 Ext. 222 Email: mdelrio@jurupavalley.org	Under Review
<b>I-15 Self Storage</b> <b>MA20269</b>	SE of I-15 & 68th St.  <b>APN: 152-060-006, 152-060-007, 152-060-009, &amp; 152-020-010</b>	RV and Self Storage on 67.72 acres.  <b>Entitlements: GPA, CZ, CUP, SDP</b>	<b>Applicant:</b> Jurupa Valley 18, LP  Project Planner: Miguel Del Rio Phone: 951.332.6464 Ext. 222 Email: mdelrio@jurupavalley.org	Under Review



*Commerical Developments*

Project	Location/APNs	Description	Applicant/Project Planner	Status
<b>Limonite Medical Office Park</b>  <b>MA20241</b>	10008 Limonite Ave.  <b>APN: 162-220-010</b>	Medical park with commercial, office and restaurant uses on 19.99 acres. This includes a 247,650 sq. ft. medical and commercial center on 19 acres. Proposed commercial retail/ medical offices development includes: Four two-story medical office buildings. (20,250 sq. ft. each); Four 2-story medical office buildings (38,000 sq. ft. each); Two drive-thru restaurants (2,880 sq. ft. each); A one-story 8,880 sq. ft. retail building; 247,640 sq. ft. overall building area.  <b>Entitlements: GPA, CZ &amp; SDP</b>	<b>Applicant:</b> Shahid Ramgoowala  Project Planner: Rocio Lopez Phone: 951.332.6464 Ext. 212 Email: rlopez@jurupavalley.org	Under Review
<b>Mission Village Shopping Center</b>  <b>MA21214</b>	SE Corner of Mission Blvd. and Stobbs Way  <b>APNs: 182-031-001, -002 &amp; 182-022-002</b>	Development of a new Retail Commercial Shopping Center on 10.1 acres. Demolition of existing buildings on site to accommodate eight (8) new ground up retail/ commercial buildings, and related site improvements for a new shopping center.  <b>Entitlements: SDP &amp; TPM</b>	<b>Applicant:</b> Mission Blvd. Properties, LLC  Project Planner: Rocio Lopez Phone: 951.332.6464 Ext. 212 Email: rlopez@jurupavalley.org	Under Review
<b>O'Reilly Auto Parts Store</b>  <b>MA20258</b>	NE Corner of Mission and Agate.  <b>APN: 171-101-071</b>	SDP for the construction of a new automobile parts supply store on 0.91 acres.  <b>Entitlement: SDP</b>	<b>Applicant:</b> O'Reilly's Auto Enterprises, LLC  Project Planner: Miguel Del Rio Phone: 951.332.6464 Ext. 222 Email: mdelrio@jurupavalley.org	Under Review



*Commerical Developments*

Project	Location/APNs	Description	Applicant/Project Planner	Status
<b>Retail Commercial Center - Paradise Knolls Planning Area 3</b>  <b>MA21045</b>	SE Corner of Limonite Ave. and Beach Blvd.  <b>APN: 162-230-013</b>	10,000 sq. ft. commercial center on 2.2-acre site within the Paradise Knolls SP. This includes a multi-tenant retail building, drive-thru restaurant, and a gas station/convenience store.  <b>Entitlements: TMP, CUP, SDP, NDP</b>	<b>Applicant:</b> Panorama Development  Project Planner: Rocio Lopez Phone: 951.332.6464 Ext. 212 Email: rlopez@jurupavalley.org	Under Review
<b>The Marketplace at Bellgrave</b>  <b>MA21247</b>	SE of Etiwanda Ave. and South of Bellegrave Ave.  <b>APN: 159-101-043</b>	25,943 sq. ft. retail center with three tenants on 1.28 acres. Note: This is located east of Shops at Bellegrave.  <b>Entitlement: PAR</b>	<b>Applicant:</b> Wood Investments Companies Inc.  Project Planner: Kumail Raza Phone: 951.332.6464 Ext. 252 Email: kraza@jurupavalley.org	Under Review
<b>The Shops at Jurupa - Hotel</b>  <b>MA21334</b>	NE Corner of Mission and Pyrite	Revised Permit for Hotel at Bldg. 19 instead of smaller hotel and offices, and other revised conditions on 30 acres.  <b>Entitlement: SDP</b>	<b>Applicant:</b> Wes Fifield  Project Planner: Kumail Raza Phone: (951)332-6464, ext.252 Email: kraza@jurupavalley.org	Under Review
<b>Tractor Supply Co. and Neighborhood Commercial Center</b>  MA21054	SWC Sierra Ave. & Armstrong Rd. SW Corner of Sierra Ave. and Armstrong Rd.  <b>APNs: 174-340-042 &amp; -044</b>	Commercial center on 4.48 acres (Tractor Supply Center will be Phase 1 and two future drive-thru restaurants will be Phase 2). Potential restaurants can include Carl's Jr., and Starbucks.  <b>Entitlements: SDP, CUP, &amp; TPM</b>	<b>Applicant:</b> Woodcrest Real Estate Ventures  Project Planner: Rocio Lopez Phone: 951.332.6464 Ext. 212 Email: rlopez@jurupavalley.org	Under Review



*Mixed-Use Developments*

Project	Location/APNs	Description	Applicant/Project Planner	Status
<b>Rio Vista SP</b>  <b>MA16045</b>	North of Canal, South of the City Boundaries with Fontana and San Bernardino County, East of Sierra Ave. and West of Rubidoux Blvd.  <b>APNs: 175-080-010, 175-090-001, 175-090-002 &amp; -004 &amp; -008</b>	New Specific Plan on 917 acres that consists of the following uses: 1,697 residential units, 1,428,768 sq. ft. business park, 1,269,774 sq. ft. light industrial park, 13.4 acre for an elementary school, and 572.6 acres of open space conservation and recreation.  <b>Entitlements: DA, GPA, CZ, SP, TTM</b>	<b>Applicant:</b> Richland Communities  Project Planner: Jim Pechous Phone: 951.332.6464 Ext. 216 Email: jpechous@jurupavalley.org	Under Review
<b>Rubidoux Commerce Park</b>  <b>MA17132</b>	West of Avalon St., South of 25th St., and North of 29th St. East of Montana Ave., West of West Riverside Canal, South of 25th St., and North of 28th St.  <b>APNs: 178-030-001 through -003; 178-030-006, 178-030-008 through -10; 178-070-001 through -003; 178-080-009, 178-080-011; 178-080-012; 178-090-010</b>	General Plan Amendment to modify Mira Loma Warehouse and Distribution Overlay to allow a total of 1.3 million sq. ft. of logistics on an 81-acre project site.  <b>Entitlements: GPA, SDP, DA</b>	<b>Applicant:</b> Matt Englhard, Proficiency Rubidoux, LLC  Project Planner: Jim Pechous Phone: 951.332.6464 Ext. 216 Email: jpechous@jurupavalley.org	Under Review
<b>The District @ Jurupa Valley</b>  <b>MA21269</b>	5520 30th St.  <b>APN: 178-252-003</b>	GPA to establish the Agua Mansa Specific Plan Overlay for 250-acre site to permit a mixed use development with warehouse/ logistics, industrial; general commercial; hospitality; mixed density residential and park and recreational uses.  <b>Entitlements: GPA, SP, CZ, DA, SDP, CUP &amp; TTM</b>	<b>Applicant:</b> EM Ranch Owner, LLC  Project Planner: Rocio Lopez Phone: 951.332.6464 Ext. 212 Email: rlopez@jurupavalley.org	Under Review



*Industrial/Manufacturing Developments*

Project	Location/APNs	Description	Applicant/Project Planner	Status
<b>Burrtec Waste Industries, Inc.</b> <b>MA21180</b>	SE Corner Agua Mansa and Wilson St. (1992 Agua Mansa Rd.)  <b>APNs: 175-180-012 &amp; -016</b>	New waste collection operations facility (office, shop building, truck parking empty bin storage, and alternative fuel facilities on 9.82 acres.  <b>Entitlements: CUP</b>	<b>Applicant:</b> Burrtec Waste Industries, Inc.  Project Planner: Thomas Gorham Phone: 951.332.6464 Ext. 215 Email: tgorham@jurupavalley.org	Under Review
<b>Havana Investment Spec. Building</b> <b>MA21235</b>	2780 Rubidoux Blvd.  <b>APN: 178-222-010</b>	New 72,288 sq. ft. building on 3.68 acres for industrial uses.  <b>Entitlement: SDP</b>	<b>Applicant:</b> Havana Investment Group  Project Planner: Miguel Del Rio Phone: 951.332.6464 Ext. 222 Email: mdelrio@jurupavalley.org	Under Review
<b>Inland Avenue Spec. Building</b> <b>MA21176</b>	11295 Inland Ave.  <b>APN: 156-310-072</b>	New 24,300 sq. ft. building on 1.12 acres for industrial uses.  <b>Entitlement: SDP</b> <b>Site Size: 3.44 acres</b>	<b>Applicant:</b> An Bang Lou  Project Planner: Miguel Del Rio Phone: 951.332.6464 Ext. 222 Email: mdelrio@jurupavalley.org	Under Review
<b>Keusder Homes Industrial Building</b> <b>MA21300</b>	On Bellegrave Avenue between 10055 and 10211 Bellegrave Avenue  <b>APN: 170-330-026</b>	The Construction of a 58,535 sq. ft. speculative industrial building on 3.44 acres.  <b>Entitlement: SDP</b>	<b>Applicant:</b> Keusder Homes inc.  Project Planner: Reynaldo Aquino Phone: (951)332-6464, Ext.217 Email: raquino@jurupavalley.org	Under Review
<b>KY Spices Manufacturing Facility</b> <b>MA21237</b>	6840 Van Buren Blvd.  <b>APN: 163-300-020</b>	New 91,852 manufacturing facility for spices and canned foods on 4.78 acres.  <b>Entitlement: SDP</b>	<b>Applicant:</b> Wei Lin  Project Planner: Miguel Del Rio Phone: 951.332.6464 Ext. 222 Email: mdelrio@jurupavalley.org	Under Review



*Industrial/Manufacturing Developments*

Project	Location/APNs	Description	Applicant/Project Planner	Status
<b>Lumber Yard</b> <b>MA21281</b>	5529 26th St. <b>APN: 178-102-009</b>	Lumber Yard on 0.90 acre. <b>Entitlement: CUP21008</b>	<b>Applicant:</b> Sevastian Gaona  Project Planner: Kumail Raza Phone: (951)332-6464, ext.252 Email: kraza@jurupavalley.org	Under Review
<b>Mission Trucks Sales and Repair</b> <b>MA21276</b>	9834 Mission Blvd. <b>APN: 170-240-031</b>	Trucks sales and repair facility on 1.21 acres. <b>Entitlements: CZ, SDP, CPM</b>	<b>Applicant:</b> KSVS Mission Inc.  Project Planner: Kumail Raza Phone: (951)332-6464, ext.252 Email: kraza@jurupavalley.org	Under Review
<b>Mobile Modular</b> <b>MA19253</b>	11450 Mission Blvd. <b>APN: 156-320-020</b>	CUP for storage of shipping containers - refurbish to reuse and rent as offices on 3.31 acres. <b>Entitlement: CUP</b>	<b>Applicant:</b> Mobile Modular Management  Project Planner: Miguel Del Rio Phone: 951.332.6464 Ext. 222 Email: mdelrio@jurupavalley.org	Under Review
<b>New Plumbing Supply Store</b> <b>MA21133</b>	3742 Riverview Ln. <b>APN: 179-070-007</b>	Plumbing supply warehouse - 7,197 sq. ft. on 0.56 acre. <b>Entitlement: SDP</b>	<b>Applicant:</b> Robert Scott  Project Planner: Miguel Del Rio Phone: 951.332.6464 Ext. 222 Email: mdelrio@jurupavalley.org	Under Review
<b>Platinum Mini Storage</b> <b>MA20219</b>	NE Corner of Clay St. and Van Buren Blvd. <b>APN: 163-400-046</b>	88,898 sq. ft. mini storage facility on 4.53 acres in the MH zone and within half HI & BP land uses. <b>Entitlements: GPA, CUP</b>	<b>Applicant:</b> Platinum Storage Group  Project Planner: Thomas Gorham Phone: 951.332.6464 Ext. 215 Email: tgorham@jurupavalley.org	Under Review





*Residential Developments*

Project	Location/APNs	Description	Applicant/Project Planner	Status
<b>Emerald Ridge North</b>  <b>MA21060</b>	SW of 28th St. & Canal St.  <b>APNs: 179-060-002; 178-070-004; 006; 007; 178-120-001; &amp; -002</b>	Revision to TTM and Amendment to PUD development plan for a single-family and townhome residential project. The proposed revisions includes extending "A" St. from existing CUL-DE-SAC terminus, Westerly to connect to La Canada Dr.  <b>Entitlements: TTM, PUD</b>	<b>Applicant:</b> Highpointe Emerald Ridge, LLC (High Pointe Communities)  Project Planner: Rocio Lopez Phone: 951.332.6464 Ext. 212 Email: rlopez@jurupavalley.org	Under Review
<b>Jurupa Hills Mobile Home Park</b>	8086 Mission Blvd.  <b>APN: 171-170-023</b>	Expansion of existing 36-space mobile home park by 16 additional spaces.  <b>Entitlement: CZ, CUP</b>	<b>Applicant:</b> Robert Paez  Project Planner: Kumail Raza Phone: (951)332-6464, Ext.252 Email: kraza@jurupavalley.org	Under Review
<b>Jurupa Valley Apartments @ Mission Blvd.</b>  <b>MA21229</b>	7981 Mission Blvd.  <b>APN: 171-020-006</b>	72 townhome style apartments on 4.6 acres.  <b>Entitlements: SDP, GPA, CZ</b>	<b>Applicant:</b> Baldwinder Wraich  Project Planner: Rocio Lopez Phone: 951.332.6464 Ext. 212 Email: rlopez@jurupavalley.org	Under Review
<b>Las Palmas</b>  <b>MA21272</b>	45th St.  <b>APN: 182-190-015, -016, &amp; -017</b>	Pre-Application for 39 single-family lots on 3.84 acres.  <b>Entitlements: GPA, CZ, TTM</b>	<b>Applicant:</b> The Church of Jesus Christ of Latter-Day Saints  Project Planner: Miguel Del Rio Phone: 951.332.6464 Ext. 222 Email: mdelrio@jurupavalley.org	Under Review
<b>Madone Collection Residential (Camino Real)</b>  <b>MA21143</b>	7586 Jurupa Rd.  <b>APN: 183-030-014</b>	Subdivision of 6.92 acres into 36 single-family units (includes 3 affordable units) (5.2 du/ac).  <b>Entitlements: GPA, CZ, TTM</b>	<b>Applicant:</b> TK Management Services  Project Planner: Thomas Gorham Phone: 951.332.6464 Ext. 215 Email: tgorham@jurupavalley.org	Under Review




*Residential Developments*

Project	Location/APNs	Description	Applicant/Project Planner	Status
<b>Paradise Knolls Planning Area 5- DR Horton</b>  <b>MA20211</b>	SW Corner of Limonite Ave. and Downey St.. Downey/ Limonite (Paradise Knolls SP): PA-5A & PA-5B of Tract 36822;  <b>APN: 162-230-015</b>	Subdivision of 31.59 acres into 217 single-family lots in Paradise Knolls SP site (PA-3 & PA-4) (6.9 du / ac). 220 sq. ft. subdivision within Paradise Knolls (Planning Area 5).  <b>Entitlement: TTM</b>	<b>Applicant:</b> DR Horton  Project Planner: Reynaldo Aquino Phone: 951.332.6464 Ext. 217 Email: raquino@jurupavalley.org	Under Review
<b>Pearl Community (Pedley Village)</b>  <b>MA14143</b>	North Side of Limonite Ave. & East Side of Pedley Rd.  <b>APNs: 165-140-039, -041, -042, -044, -045, -047; 165- 160-017, &amp; -019</b>	65 single-family lot subdivision on 25.07 acres.  <b>Entitlements: GPA, CZ, TTM</b>	<b>Applicant:</b> Nova Homes, Inc.  Project Planner: Rocio Lopez Phone: 951.332.6464 Ext. 212 Email: rlopez@jurupavalley.org	Under Review
<b>Philadelphia Avenue Subdivision</b>  <b>MA16161</b>	9640 Philadelphia Rd.  <b>APNs: 173-020-020, 173-020-021, 173-020-022, 173-020-023</b>	44 lot subdivision and 70 acres of open space.  <b>Entitlements: TTM, CZ</b>	<b>Applicant:</b> SLPR Inc.  Project Planner: Rocio Lopez Phone: 951.332.6464 Ext. 212 Email: rlopez@jurupavalley.org	Under Review
<b>Rexco Apartments</b>  <b>MA21245</b>	3 Vacant Parcels East Side of Clay St.  <b>APNs: 163-400-029, -026 &amp; -028</b>	Multi-family residential development of 104 apartment units on 4.12 acres.  <b>Entitlements: SDP, SPA, CPM, CZ, GPA</b>	<b>Applicant:</b> Serano Oaks Apartment Homes  Project Planner: Rocio Lopez Phone: 951.332.6464 Ext. 212 Email: rlopez@jurupavalley.org	Under Review
<b>Saddlehorn Ranch</b>  <b>MA21158</b>	6550 Limonite Ave.  <b>APN: 186-160-021</b>	32 lot subdivision for single-family homes on 19.42 acres.  <b>Entitlement: TTM</b>	<b>Applicant:</b> Hobbs Co.  Project Planner: Thomas Gorham Phone: (951)332-6464, Ext.215 Email: tgorham@jurupavalley.org	Under Review



*Residential Developments*

Project	Location/APNs	Description	Applicant/Project Planner	Status
<b>SLRP, Inc.</b>  <b>MA19029</b>	Terminus of Philadephia and East of Country Village  <b>APNs: 173-110-001; 002; 003; 004 &amp; 006</b>	For the subdivision of 162 acres into 54 parcels.  <b>Entitlements: GPA, CZ, TTM</b>	<b>Applicant:</b> Keith Christensen  Project Planner: Rocio Lopez Phone: 951.332.6464 Ext. 212 Email: rlopez@jurupavalley.org	Under Review
<b>Vernola Apartments – Phase B</b>  <b>MA21046</b>	South of Limonite, North of 68th; West of Pats Ranch. South of Vernola Marketplace Shopping Ctr., West of Pats Ranch Rd., and East of I-15  <b>APN: 152-640-003</b>	200 (market-rate) apartment units on 8.3 acres of land.  <b>Entitlement: MA21347</b>	<b>Applicant:</b> Rick Bondar  Project Planner: Thomas Gorham Phone: (951)332-6464, Ext.215 Email: tgorham@jurupavalley.org	Under Review
<b>Vernola Ranch</b>  MA21189	8086 Mission Blvd.  <b>APN: 160-050-070</b>	Pre-application for new residential community of approximately 1,576 single-family and multi-family homes on 153 acres.	<b>Applicant:</b> Sky Country Inv. Co. East, MGP X Vernola & Chris McCabe Trust  Project Planner: Thomas Gorham Phone: (951)332-6464, Ext.215 Email: tgorham@jurupavalley.org	Under Review
<b>MA21285</b>	NE Corner of Sierra Ave. and Karen Ln.  <b>APNs: 174-040-017 &amp; -019</b>	Subdivide 2 parcels into: 1) a 15.6-acre parcel for 75 single-family residential lots & water quality basin; and 2) a 115.2-acre open space parcel to include staging areas to access expanded horse/hiking trails.  <b>Entitlements: GPA, CZ, TTM, DP</b>	<b>Applicant:</b> Paul Onufer  Project Planner: Rocio Lopez Phone: 951.332.6464 Ext. 212 Email: rlopez@jurupavalley.org	Under Review



*Residential Developments*

Project	Location/APNs	Description	Applicant/Project Planner	Status
<b>34th Street Subdivision</b>  <b>MA21250</b>	North of 34th St. and East of Rubidoux Blvd.  <b>APN:</b> 179-140-016 & 008	18 single-family dwellings & 18 ADU Subdivision on 3.85 Acres  <b>Entitlement:</b> PAR	<b>Applicant:</b> Rambeau Investment, Inc.  Project Planner: Miguel Del Rio Phone: 951.332.6464 Ext. 222 Email: mdelrio@jurupavalley. org	Pre-Application Review Complete