



## COMMUNITY DEVELOPMENT DIRECTOR MEETING AGENDA

**TUESDAY, JUNE 2, 2026 @ 2:00 P.M.**  
**CITY OF JURUPA VALLEY**  
**CONFERENCE ROOM B**

**8930 LIMONITE AVENUE, JURUPA VALLEY, CA 92509**

If you wish to speak, please complete a "Request to Speak" form and submit it to the Executive Assistant. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Vivian Ventura at (951) 332-6464 or email at [vventura@jurupavalley.org](mailto:vventura@jurupavalley.org). Request should be made at 48 hours or as soon as possible prior to the scheduled meeting.

### I. PUBLIC HEARING

#### ITEM NO. 1

**SUBJECT:** PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 25046: SITE DEVELOPMENT PERMIT (SDP) NO. 25049 FOR THE LEGALIZATION OF A HORSE STABLE AND VARIANCE (VAR) NO. 25001 TO ALLOW FOR HORSE STABLE IN THE FRONT HALF OF THE LOT

**LOCATION:** 5765 RACHEL LN. (APN: 161-152-023)

**APPLICANT:** JOSE CRUZ AND ELOIZA AVILA

**RECOMMENDATION:** It is recommended that the Community Development Director approve the following:

1. Site Development Permit (SDP) No. 25049 to allow the legalization of a 1,488 square foot horse stable;
2. Variance (VAR) No. 25001 to allow the horse stalls in the front half of the lot,

- subject to conditions of approval and;
3. Make a finding of exemption under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 and 15305.

Documents:

[ITEM NO. 1.PDF](#)

ITEM NO. 2

**SUBJECT:** PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 26109: 1ST REQUEST FOR A ONE (1)-YEAR EXTENSION OF TIME FOR SITE DEVELOPMENT PERMIT NO. 23114 FOR AN INDUSTRIAL PARK AND MAKING A FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER CEQA GUIDELINES SECTION 15162

**LOCATION:** GENERAL DRIVE AND THE SOUTH SIDE OF CLAY STREET (APNs: 163-400-010; 163-400-012; 163-400-013; 163-400-014; 163-400-016; 163-400-017)

**APPLICANT:** CONOR CLAY PARK PARTNER

**RECOMMENDATION:** By motion, approve a first request for a one (1) year Extension of Time (EOT) for Site Development Permit (SDP) No. 23114, subject to the recommended conditions of approval, and making a finding that no further environmental review is required under CEQA Guidelines Section 15162.

Documents:

[ITEM NO. 2.PDF](#)

ITEM NO. 3

**SUBJECT:** PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 25201: 1ST REQUEST FOR A TWO (2)-YEAR EXTENSION OF TIME FOR SITE DEVELOPMENT PERMIT NO. 22038 FOR A 30,616 SQUARE FOOT EQUIPMENT SALES, RENTAL AND STORAGE BUILDING EXCLUDING HEAVY VEHICLES AND EQUIPMENT – AND MAKING A FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER CEQA GUIDELINES SECTION 15162

**LOCATION:** NORTHSIDE OF RIVERSIDE DRIVE AND WEST OF WINEVILLE AVENUE. (APNs: 156-030-016; 156-030-017; 156-030-042)

**APPLICANT:** INDUSTRIAL OUTDOOR VENTURES

**RECOMMENDATION:** It is recommended that the Community Development Director approve a two (2) year Extension of Time (EOT) for Site Development Permit (SDP) No. 22038, subject to the attached conditions of approval, and making a finding that no further environmental review is required under CEQA Guidelines Section 15162.

Documents:

[ITEM NO. 3.PDF](#)

II. ADJOURNMENT