

Notice of Section 401 Application Reception

File Number: 332025-06

Project Name: Limonite Avenue Widening

Received: 2/24/2025

Date Posted: 2/28/2025

End of 21 Day Public Comment Period: 3/21/2025

Project City: Jurupa Valley

Project County: Riverside

Applicant Organization: Diversified Pacific Development Group

Applicant Name: Jason Holt

Waterboard Staff: TBA

Brief Description of Project:

Project Description: Limonite Avenue would be widened over the concrete Day Creek Channel, as part of the construction of a residential and commercial development. The purpose is to allow more traffic flow down Limonite and to widen the road to the same specifications as exist to the east and west along the roadway, in order to handle more traffic.

Project Activities: Previously, the Project was permitted through the City of Jurupa Valley to consist of two neighborhood commercial zones (Wineville East and West) and a residential subdivision. The Project also implemented widening of Limonite Avenue over Day Creek Channel to match the existing width east and west of the channel. And finally the Project included construction of a pedestrian bridge over Day Creek Channel to align with the southern boundary of the site. Details of the project are provided below. The Project proposes to develop 32.82 gross acres (25.72 net acres) with retail and commercial buildings, residential units, common open space, on-site parking, and onsite roadways. Limonite Avenue would also be widened where it crosses Day Creek Channel and a pedestrian bridge would be installed in alignment with 63rd Street. The improvements to Limonite Avenue and the pedestrian bridge improvements are requested by the City of Jurupa Valley and that the widening of Limonite is included in the current ROW for the master street plan. Day Creek Channel was designed and planned for the future widening of Limonite Ave. The construction of an additional lane along the south side of Limonite Avenue would extend the existing box culvert structure over Day Creek Channel. The construction would bolster the existing support structures to support additional box culvert width and support the additional lanes needed for the widening of the existing Limonite Avenue. A pedestrian bridge would also be built at 63rd street which would bridge the channel with a pre-formed structure. No work would be needed in Day Creek Channel for construction of the pedestrian bridge. The residential uses are separated into two sections: the East Parcel covers all residential development east of the Day Creek Channel, and the West Parcel covers all residential development west of the Day Creek Channel, Encompassing both sections of the Project Site are

256 residential dwelling units and approximately 73,688 SF of common open space. The commercial space is proposed to be located on the westerly 4 acres of the Project. The residential portion of the Project is composed of 57 single family detached homes located on the north side of 63rd Street. On the western portion of the Project would be row town units, designed in 3- and 4-plex with a total of 120 units. Lastly, there would be 79 cluster units on the eastern portion of the Project. Residential uses would provide different housing products for a mix of incomes and structures would not exceed two stories. Interior streets, cul-de-sacs, and alleys are proposed to be private while the extension of Lucretia Ave would be public.