



## PLANNING COMMISSION AGENDA

**WEDNESDAY, JANUARY 14  
AT 7:00 P.M.**

**CITY COUNCIL CHAMBERS  
8930 LIMONITE AVENUE  
JURUPA VALLEY, CA 92509**

A. *As a courtesy to those in attendance, we ask that cell phones be turned off or set to their silent mode and that you keep talking to a minimum so that all persons can hear the comments of the public and Planning Commission.*

B. *A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the Planning Secretary **BEFORE** the Chair calls for Public Comments on an agenda item. Each agenda item will be open for public comments before taking action. Public comments on subjects that are not on the agenda can be made during the "Public Appearance/Comments" portion of the agenda. The public may submit comments via email to: [ccortez@jurupavalley.org](mailto:ccortez@jurupavalley.org) before 5:00 p.m. on the scheduled meeting date.*

C. *Members of the public who wish to comment on the CONSENT CALENDAR may do so during the Public Comment portion of the Agenda prior to the adoption of the Consent Calendar.*

D. *As a courtesy to others and to assure that each person wishing to be heard has an opportunity to speak, please limit your comments to 3 minutes.*

E. *To live stream this meeting, please click on the following link:*  
<https://www.jurupavalley.org/422/Meeting-Videos>

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## **I. CALL TO ORDER AND ROLL CALL**

### **CHAIR**

ARLEEN PRUITT

### **CHAIR PRO TEM**

LAURA SHULTZ

### **COMMISSIONERS**

URIEL DE LA TORRE

PENNY NEWMAN

CHRISTOBAL ROSALES

## **II. PLEDGE OF ALLEGIANCE**

## **III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)**

## **IV. CONSENT CALENDAR**

Agenda Items 1, 2 and 3 are Consent Calendar Items. All may be approved by adoption of the Consent Calendar, by one (1) motion. There will be no separate discussion of these items unless Member(s) of the Planning Commission request that specific items be removed from the Consent Calendar for separate discussion and action.

### **ITEM NO. 1**

Approval of Agenda

### **ITEM NO. 2**

Approval of the Minutes

### **ITEM NO. 3**

Consideration of any items removed from the Consent Calendar.

## **V. PUBLIC HEARING**

### **ITEM NO. 4**

SELECTION OF PLANNING COMMISSION CHAIR FOR 2026

SELECTION OF PLANNING COMMISSION CHAIR PRO TEM FOR 2026

Documents:

[ITEM NO. 4.PDF](#)

## ITEM NO. 5

**PROJECT:** PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. MA24018: CONDITIONAL USE PERMIT (CUP) NO. 24002 & SITE DEVELOPMENT PERMIT NO. 25147 TO ALLOW A RESTAURANT WITH ON-SITE SALES AND CONSUMPTION OF ALCOHOLIC BEVERAGES – SPECIFICALLY BEER, WINE, AND DISTILLED SPIRITS LOCATED AT 5667 MISSION BLVD. (APN: 179-112-026); APPLICANT: NOHEMI PENICHE

**RECOMMENDATION:** That the Planning Commission conduct a public hearing and by motion, adopt Resolution No. PC-0001: 1. Approving Conditional Use Permit (CUP) No. 24002 & Site Development Permit No. 25147 to allow the establishment of a restaurant with on-site sale and consumption of alcoholic beverages – specifically beer, wine, and distilled spirits located at 5667 Mission Boulevard; and 2. Finding that the project is exempt under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) because the Project involves the operation of a restaurant with ancillary bar (beer, wine, and distilled spirits) that involves the negligible expansion of an existing use.

Documents:

[ITEM NO. 5.PDF](#)

## ITEM NO. 6

**PROJECT:** CONTINUED PUBLIC HEARING TO CONSIDER ZONING CODE AMENDMENT NO. 24004 (ZCA24004) AN AMENDMENT TO TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE THAT: 1) AMENDS REGULATIONS PERTAINING TO HOME OCCUPATIONS; 2) ADDS SECTION 9.240.570 ESTABLISHING HOME OCCUPATION DEVELOPMENT, DESIGN, AND OPERATIONAL STANDARDS; 3) ALLOWS HOME OCCUPATIONS IN ALL ZONES THAT PERMIT SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS; AND 4) MAKES A FINDING OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061(B)(3)

**RECOMMENDATION:** That the Planning Commission conduct a public hearing and, by motion, adopt Resolution No. PC-0002 recommending that the City Council: Approve Zoning Code Amendment No. 24004 (ZCA24004) to Title 9 of the Jurupa Valley Municipal Code that: 1) amends regulations pertaining to Home Occupations; 2) adds Section 9.240.570 establishing Home Occupation Development, Design, and Operational Standards; 3) allows Home Occupations in all zones that allow single-family and multifamily dwellings; and 4) makes a finding of exemption pursuant to the California Environmental Quality Act Section 15061(b)(3).

Documents:

[ITEM NO. 6.PDF](#)

## **ITEM NO. 7**

**PROJECT:** A PUBLIC HEARING TO CONSIDER TENTATIVE TRACT MAP NO. 39119 FOR A RESIDENTIAL SUBDIVISION MAP CONSISTING OF 42-SINGLE SINGLE-FAMILY DETACHED LOTS AND FIVE LETTER LOTS, CONCEPTUAL GRADING WITHIN PLANNING AREA 10 OF THE VERNOLA RANCH SPECIFIC PLAN LOCATED AT ASSESSOR'S PARCEL NUMBER 160-050-087, AND FIND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

**RECOMMENDATION:** That the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC-0003: 1. Approving Tentative Tract Map (TTM) No. 39119 for a 42-lot single-family detached subdivision with 5 lettered lots and conceptual grading within the Vernola Ranch Specific Plan, Planning Area 10 (PA-10), and 2. Adopt Previous Environmental Determination (PED), making a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15162.

Documents:

[ITEM NO. 7.PDF](#)

## **ITEM NO. 8**

**PROJECT:** A PUBLIC HEARING TO CONSIDER TENTATIVE TRACT MAP NO. 39120 FOR A 55-LOT SINGLE FAMILY DETACHED SUBDIVISION, AND 6 LETTERED LOTS, AT PLANNING AREA 11 OF THE VERNOLA RANCH SPECIFIC PLAN AT ASSESSOR'S PARCEL NUMBER 160-050- 087, AND FIND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

**RECOMMENDATION:** That the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC- 0004: 1. Approving Tentative Tract Map (TTM) No. 39120 for a 55-lot single-family detached subdivision with 6 lettered lots and conceptual grading within the Vernola Ranch Specific Plan, Planning Area 11 (PA-11), at a portion of Assessor's Parcel Number 160-050-087, and 2. Adopt a Previous Environmental Determination (PED), making a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15162.

Documents:

[ITEM NO. 8.PDF](#)

**ITEM NO. 9**

**PROJECT:** A PUBLIC HEARING TO CONSIDER TENTATIVE TRACT MAP NO. 39122 FOR A 90-LOT SINGLE FAMILY DETACHED SUBDIVISION, AND 7 LETTER LOTS, AT PLANNING AREA 14 OF THE VERNOLA RANCH SPECIFIC PLAN LOCATED AT ASSESSOR'S PARCEL NUMBER 160- 050-087, AND FIND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

**RECOMMENDATION:** That the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC- 0005: 1. Approving Tentative Tract Map (TTM) No. 39122 for a 90-lot single-family detached residential subdivision, including 7 lettered lots and conceptual grading within the Vernola Ranch Specific Plan, Planning Area 14 (PA-14), a portion of assessor's parcel number 160-050-087, and 2. Adopting a Previous Environmental Determination (PED) for the project, making a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15162, as the project is consistent with the certified Vernola Ranch Specific Plan Environmental Impact Report.

Documents:

[ITEM NO. 9.PDF](#)

**VI. COMMISSION BUSINESS**

**VII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)**

**VIII. PLANNING COMMISSIONERS' REPORTS AND COMMENTS**

**IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT**

**X. ADJOURNMENT**

Adjournment to the Planning Commission meeting on Wednesday, January 28, 2026.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley City Council or other services, please contact Jurupa Valley City Hall at (951) 332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Agendas of public meetings and any other writings distributed to all, or a majority of, the Jurupa Valley Planning Commission in connection with a matter subject to discussion or consideration at an open meeting of the Planning Commission are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at

the City of Jurupa Valley, 8930 Limonite Ave., Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, the Jurupa Valley Planning Commission. The Planning Commission may also post the writing on its Internet website at [www.jurupavalley.org](http://www.jurupavalley.org)



# City of Jurupa Valley

## Staff Report

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DATE: JANUARY 14, 2026

TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION

FROM/ BY: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: AGENDA ITEM NO. 04  
**Selection of Planning Commission Chair for 2026**  
**Selection of Planning Commission Chair Pro Tem for 2026**

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### BACKGROUND

#### Rules of Procedures

The Planning Commission Rules of Procedures Section 6 provides the following requirement for the annual reorganization:

*C. Selection of Planning Commission Officers. At the last regular Planning Commission Meeting in December of each year, the Planning Commission shall select from among its members a Chair and Chair Pro Tempore to serve for the following year. The Chair and Chair Pro Tempore shall take office on January 1 of each year. The term of office for the Chair and the Chair Pro Tempore shall be a calendar year from January 1 through December 31.*

*D. Waiver of Rules. The Planning Commission shall have the authority to waive provisions of the procedures established by this policy unless the procedure is required. Failure of the Planning Commission to follow these procedures shall not invalidate or otherwise affect any action of the Planning Commission.*

Since the December 31, 2025 Planning Commission meeting was cancelled, it is appropriate for the Commission to reorganize at the January 14, 2026 meeting. The Commission should waive the rule and proceed with the reorganization on this date.

#### Acting Chair

To proceed with the selection of the Chair, the Secretary of the Planning Commission (Community Development Director) will act as Chair to call the meeting to order and moderate the meeting until the voting members select a Chair as the first item of business.

### PROCEDURE

Selection of the Chair for 2026

1. Secretary of the Commission (Community Development Director) will act as the Chair during the selection of the Chair for 2026.
2. The Secretary will ask for a motion and a second to waive the rule for reorganizing the Commission at the last meeting of December and select a Chair and Chair Pro Tem on January 14, 2026.
3. The Secretary will call for nominations for the office of Chair for 2026. A nomination does not require a second.
4. When no further nominations are evident, the Secretary will ask for a motion and a second to close nominations.
5. Upon a majority vote to close nominations, the Secretary will ask for a motion and a second to select a nominee for the office of Chair.
6. Upon a majority vote on a motion to select a Chair, the Secretary will relinquish the gavel to the newly selected Chair.

Selection of the Chair Pro Tem

The newly selected Chair will follow the same procedure outlined above for the selection of a Chair Pro Tem.

Prepared by:



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Joe Perez

Assistant City Manager/

Community Development Director

Reviewed by:

**//ss// Maricela Marroquin**

Maricela Marroquin





# Staff Report

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DATE: JANUARY 14, 2026  
TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION  
FROM: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR  
BY: RENE AGUILAR, SENIOR PLANNER  
SUBJECT: AGENDA ITEM NO. 5

**PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. MA24018: CONDITIONAL USE PERMIT (CUP) NO. 24002 & SITE DEVELOPMENT PERMIT NO. 25147 TO ALLOW A RESTAURANT WITH ON-SITE SALES AND CONSUMPTION OF ALCOHOLIC BEVERAGES – SPECIFICALLY BEER, WINE, AND DISTILLED SPIRITS LOCATED AT 5667 MISSION BLVD. (APN: 179-112-026); APPLICANT: NOHEMI PENICHE**

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## RECOMMENDATION

That the Planning Commission conduct a public hearing and by motion, adopt Resolution No. PC-0001:

1. Approving Conditional Use Permit (CUP) No. 24002 & Site Development Permit No. 25147 to allow the establishment of a restaurant with on-site sale and consumption of alcoholic beverages – specifically beer, wine, and distilled spirits located at 5667 Mission Boulevard; and
2. Finding that the project is exempt under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) because the Project involves the operation of a restaurant with ancillary bar (beer, wine, and distilled spirits) that involves the negligible expansion of an existing use.

## PROJECT DESCRIPTION

On November 21, 2024, the applicant (Nohemi Peniche) submitted a Conditional Use Permit (CUP) to request approval for sales of alcohol for onsite consumption (beer, wine, and distilled spirits) and a Site Development Permit for restaurant use in an existing building located at 5667 Mission Boulevard. See Exhibit A for an aerial of the project location, and Exhibit B for the

proposed site plan. On the proposed site plan, the parcel is outlined in red and the building is outlined in yellow.

The business name is “Titanic Ceviche Loco” and the hours of operation are Monday through Thursday from 8:00 a.m. to 11:00 p.m. and Friday through Sunday from 8:00 a.m. to 12:00 a.m. Titanic Ceviche will serve modern seafood specializing in raw and chilled seafood dishes such as ceviche, oysters, clams, shrimp cocktail, and other seafood dishes. The business also proposes DJ’s and karaoke nights.

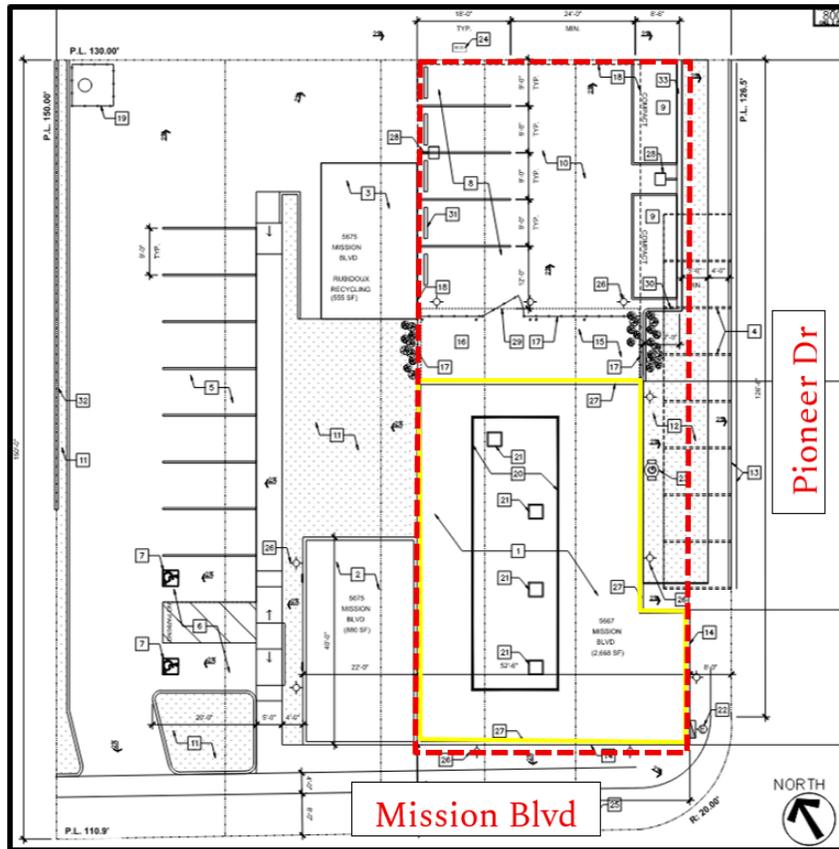
The property has a General Plan Land Use Designation of Commercial Retail (CR), which is consistent with its underlying zone of Rubidoux-Village Commercial (R-VC). Per Chapter 9.140.020 – R-VC Zone (Rubidoux - Village Center) of the Jurupa Valley Municipal Code, restaurant is permitted with the approval of a Site Development Permit and sales of alcohol for onsite consumption with the approval of a Conditional Use Permit (CUP).

### EXHIBIT A: PROJECT SITE



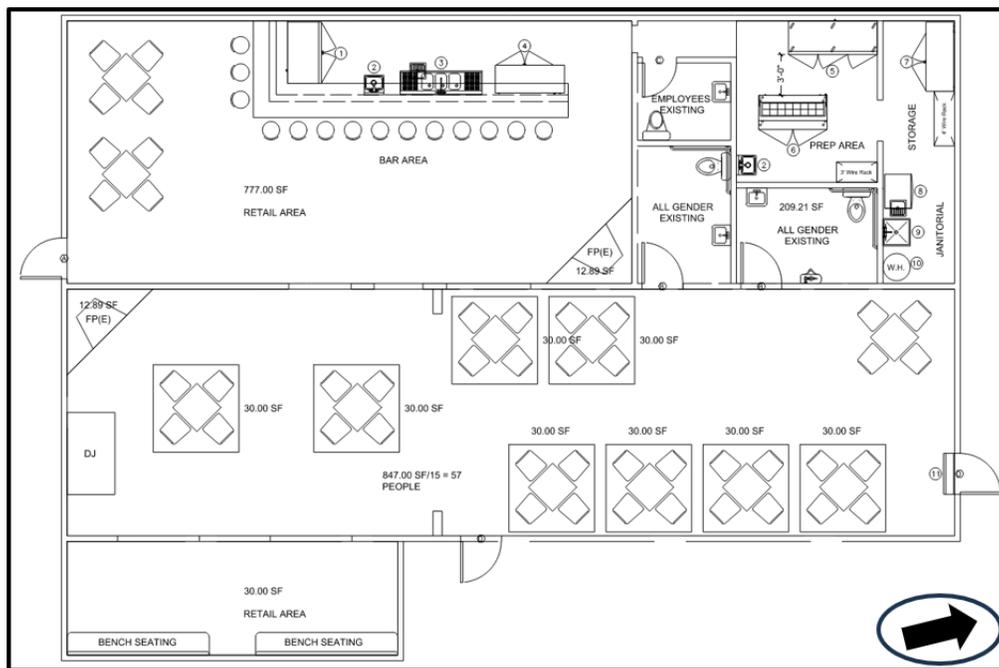
TABLE 1: GENERAL PROJECT INFORMATION	
ASSESSOR'S PARCEL NUMBER	179-112-026
PROJECT SITE ACREAGE	0.10 acres
GENERAL PLAN LAND USE DESIGNATION	Commercial Retail (CR)
GENERAL PLAN OVERLAY AREA	Rubidoux Town Center – Village West
ZONING CLASSIFICATION	R-VC
PROPOSAL	Restaurant with ancillary bar (sale of beer, wine, and distilled spirits for on-site consumption)

**EXHIBIT B: SITE PLAN**



The building is 2,668 square feet and is outlined with a yellow boundary. The entrance to the business is located on Mission Blvd. The existing building features a flat roof with blue and red smooth stucco. The building also features black faux windows. The floor plan features a long central bar with customer seating, table seating areas, and designated bench seating along the south wall. The floor plan also includes open retail / seating area for patron use, including a DJ booth for customer entertainment. Lastly, the floor plan includes a prep area for food, storage room, employee area, two restrooms, and a janitorial room.

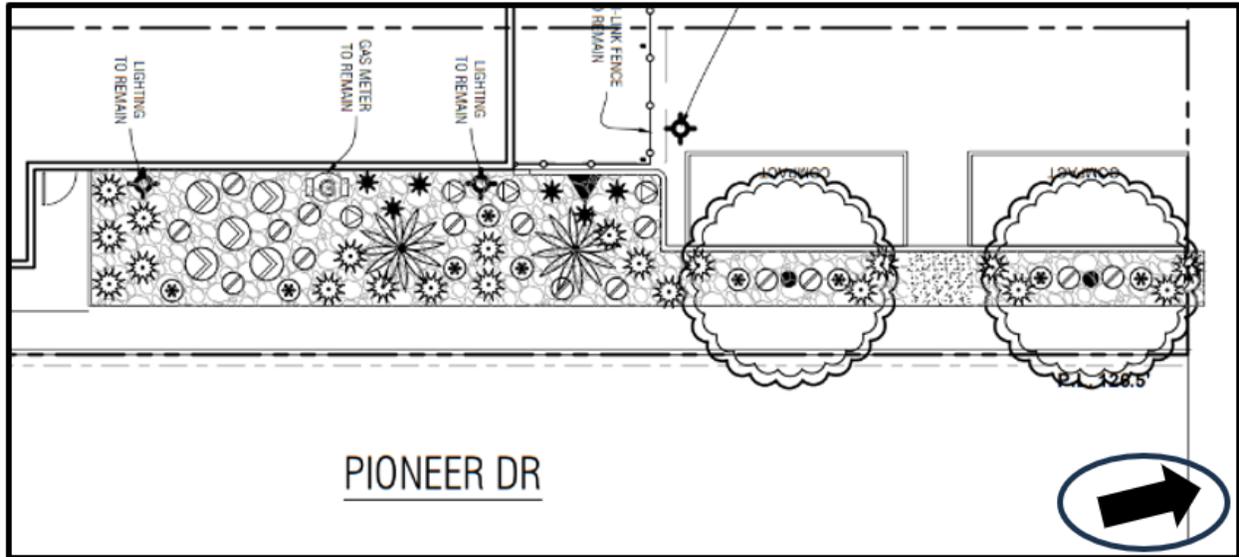
**EXHIBIT C: FLOOR PLAN**



There is proposed landscaping between the easterly side of the building and Pioneer Drive. The landscape plan includes two (2) purple Fernleaf acacia trees, six (6) large purple aeonium, fifteen (15) soap agave, twenty-one (21) red aloe, nine (9) ghost aloe, two (2) ponytail palm, four (4) silver dollar plant, five (5) candelabra tree, and one (1) Carolina jessamine.

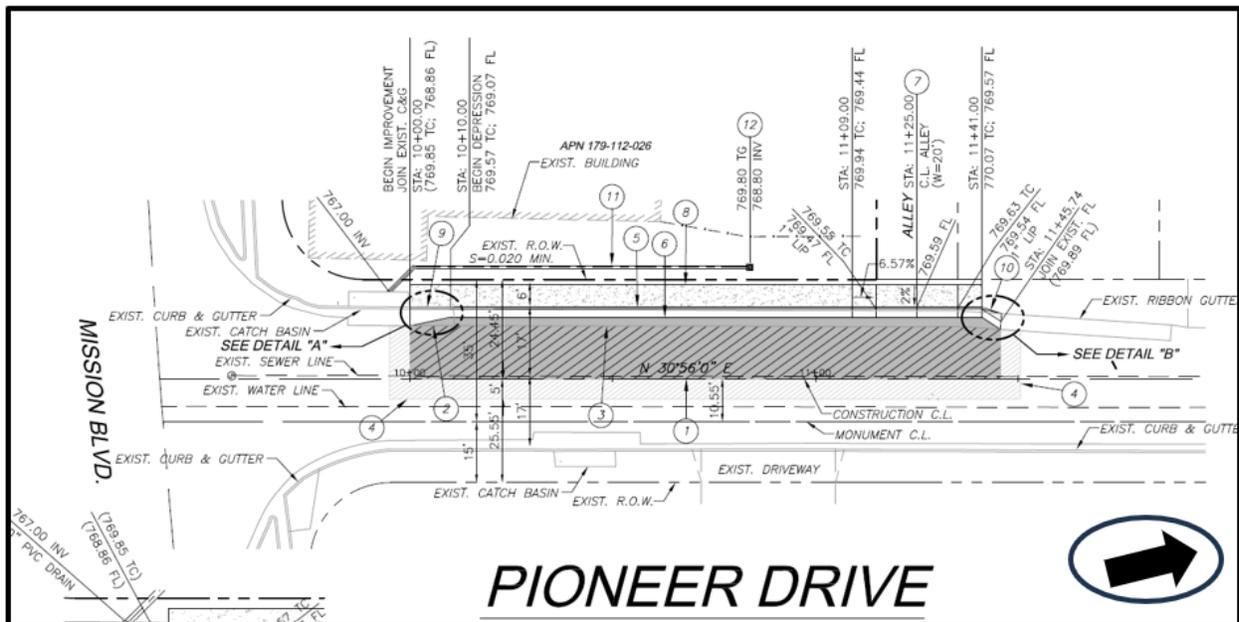


**EXHIBIT D: LANDSCAPING PLAN**



The project would require street improvements to construct a new six (6) foot wide sidewalk adjacent to curb and gutter. The new sidewalk will extend from the corner of Mission Blvd. and Pioneer Dr. No street improvements are required for Mission Boulevard.

**EXHIBIT E: STREET IMPROVEMENT PLAN**



## ANALYSIS

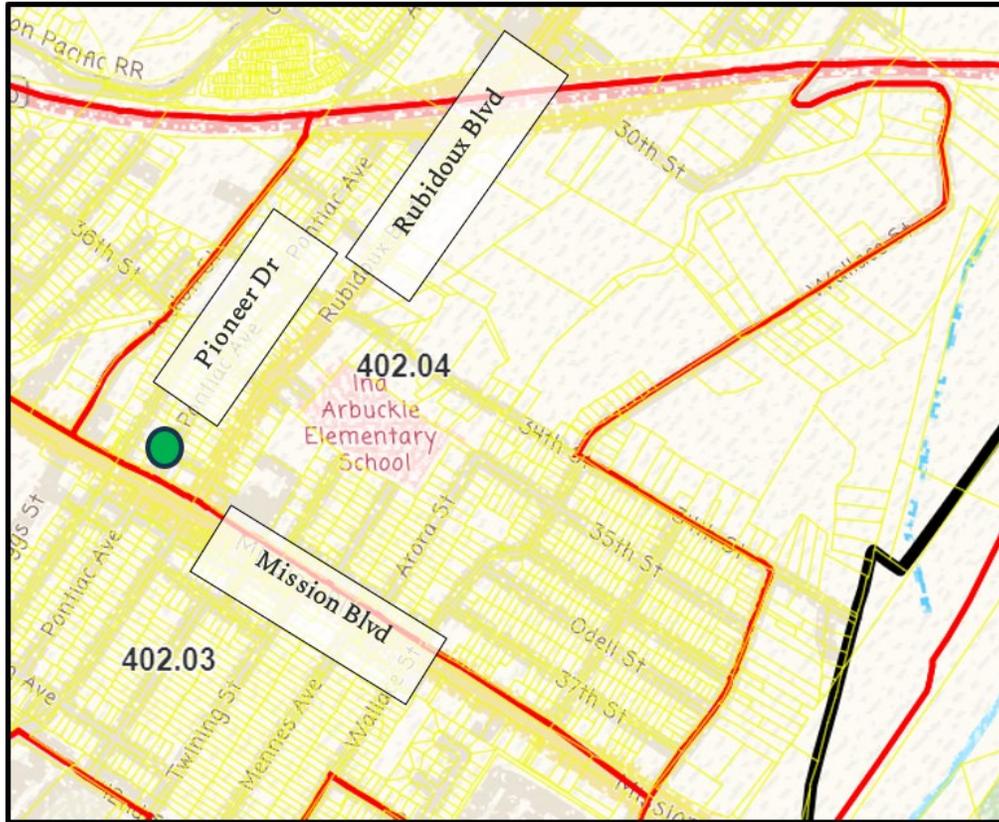
The project is consistent with the General Plan and the municipal code including the R-VC zone and Alcoholic Beverage Sales.

- A. ENVIRONMENTAL REVIEW.** It is determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 Existing Facilities.
- B. GENERAL PLAN.** The project is consistent with the General Plan including implementing General Plan policies by (1) providing new street improvements on Pioneer Drive; (2) promoting convenient non-motorized access within Rubidoux neighborhood; and (3) eliminating a blighted corner in Rubidoux Town Center.
- C. R-VC ZONE.** The project complies with applicable standards such as parking, trash collection, and site lighting. The proposed restaurant use requires a Site Development Permit and the project meets all the findings for the approval as outlined in the Resolution (Attachment 1).
- D. ALCOHOLIC BEVERAGE SALES.** Alcoholic beverage sales for on-site premises consumption are permitted in the Rubidoux – Village Center (R-VC) zone provided that the project has obtained approval of a Conditional Use Permit. Sec. 9.240.490 – Alcoholic Beverage Sales establishes operational and development standards for alcoholic beverage sales. The project proposes the sale of beer, wine, and distilled spirits for on-site consumption. The project meets the development standards and is required to comply with operational standards outlined in Sec. 9.240.490(E). The Riverside County Sheriff’s Department has reviewed the CUP application and has indicated that there are no issues with the possible issuance of the proposed CUP.

The site is located within Census Tract 402.04 and it is not over concentrated. The census tract allows for a maximum of three (3) on-site premises alcoholic beverage sales and, currently, there is none. Titanic Ceviche Loco would be only establishment if approved. See Exhibit F for the Census Tract map and the location of Titanic Ceviche Loco (green dot). The project meets all the findings for the approval of a Conditional Use Permit as outlined in the Resolution (Attachment 1).



**EXHIBIT F – CENSUS TRACT**



**NOTICING REQUIREMENTS**

Public hearing notices were sent to surrounding property owners within 1,000 feet from the boundaries of the project site on Friday, January 2, 2025. Additionally, legal advertisements were published in the Press Enterprise on January 2, 2025. No responses have been received at this time.



Prepared by:



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Rene Aguilar  
Senior Planner

Submitted by:



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Joe Perez  
Assistant City Manager / Community  
Development Director

Reviewed by:

//s// Maricela Marroquin

Maricela Marroquin  
Deputy City Attorney

#### ATTACHMENT

1. Resolution No. PC-0001
  - a. Conditions of Approval
2. Set of Plans
3. Business Plan
4. Airport Land Use Commission Approval Letter



**ATTACHMENT 1:  
RESOLUTION NO. PC-0001**

## RESOLUTION NO. PC-0001

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY APPROVING MASTER APPLICATION (MA) NO. 24018 CONSISTING OF SITE DEVELOPMENT PERMIT (SDP) NO. 25147 AND CONDITIONAL USE PERMIT (CUP) NO. 24002 TO ALLOW THE ESTABLISHMENT OF A RESTAURANT WITH ON-SITE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES – SPECIFICALLY BEER, WINE, AND DISTILLED SPIRITS LOCATED AT 5667 MISSION BOULEVARD (APN: 179-112-026); AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:**

**Section 1.** **Project.** Nohemi Peniche (the “Applicant”) has applied for Master Application (“MA”) No. 24018 comprised of Site Development Permit (“SDP”) No. 25147 and Conditional Use Permit (“CUP”) No. 24002 to allow the establishment of a restaurant with on-site sale and consumption of alcoholic beverages – specifically beer, wine, and distilled spirits located at 5667 Mission Boulevard (APN: 179-112-026) within the Rubidoux Village Commercial zone (R-VC) and with a land use designation of Commercial Retail (“CR”) under the City’s General Plan (“Project”).

**Section 2.** **Site Development Permit.**

(a) The Applicant is seeking approval of Site Development Permit (SDP) No. 25147 to allow the establishment of a restaurant located at 5667 Mission Boulevard.

(b) Section 9.240.330(4)(b) of the Jurupa Valley Municipal Code provides that the Community Development Director shall hold a public hearing on all site development permits for which a negative declaration is prepared pursuant to the city of Jurupa Valley Rules Implementing the California Environmental Quality Act. Notice of the time, date and place of the public hearing shall be given as provided in Section 9.240.250(3). The Community Development Director may refer review of a site development permit application requiring a public hearing to the planning commission for review, a full hearing and the Planning Commission's approval, conditional approval or disapproval in cases where planning department staff determines the proposed use will have a major significant impact on the community.

(c) Section 9.240.330(3) of the Jurupa Valley Municipal Code provides that no site development permit shall be approved unless it complies with the following standards:

1) The proposed use must conform to all the requirements of the Jurupa Valley General Plan and with all applicable requirements of state law and the ordinances of the city.

2) The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The plan shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.

3) All site development permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 7 in such a manner that each building is located on a separate legally divided parcel.

**Section 3. Conditional Use Permit.**

(a) The Applicant is seeking approval of Conditional Use Permit No. 24002 to allow the sales of alcoholic beverages, beer and wine for on-premises consumption at a restaurant with an ancillary bar.

(b) Section 9.140.020.C.(16) of the Jurupa Valley Municipal Code provides that alcoholic beverage sales for on-premises consumption at a restaurant may be located in the RV-C Zone provided a conditional use permit has been granted pursuant to Section 9.240.280 of the Jurupa Valley Municipal Code.

(c) Section 9.240.280.(3) of the Jurupa Valley Municipal Code provides that a public hearing shall be held on the application for a conditional use permit in accordance with the provisions of Section 9.240.250, all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing, and the hearing body in Section 9.240.250 shall be defined as the Planning Commission of the City of Jurupa Valley.

(d) Section 9.240.250(5) of the Jurupa Valley Municipal Code provides that the hearing body shall hear relevant testimony from interested persons and make its decision within a reasonable time after the close of the public hearing. Notice of the decision shall be filed by the Community Development Director with the City Clerk, together with a report of the proceedings, not more than ten (10) days after the decision. A copy of the notice of decision shall be mailed to the applicant and to any person who has made a written request for a copy of the decision. If the hearing body is unable to make a decision, that fact shall be filed with the City Clerk in the same manner for reporting decisions and shall be considered as a notice of denial of the application by the hearing body.

(e) Section 9.240.490.C(7) of the Jurupa Valley Municipal Code provides that the Planning Commission shall make the following findings in approving a conditional use permit for the operation of an on-premises alcoholic beverage sale establishment:

1) The proposed alcoholic beverage sales activity will not exacerbate existing problems in the neighborhood created by the sale of alcohol such as loitering, public drunkenness, sale of alcoholic beverages to minors, noise, and littering.

2) The proposed alcoholic beverage sales establishment will not detrimentally affect nearby neighborhoods considering the distance of the alcohol establishment to residential buildings, schools, parks, playgrounds or recreational areas, nonprofit youth facilities, places of worship, hospitals, alcohol or other drug abuse recovery or treatment facilities, county social service offices, or other alcoholic beverage sales activity establishments.

3) The proposed establishment meets the locational requirements of subsection 9.240.490.C(4).

4) The location of the proposed establishment is not within a high crime area, which is determined by the County Sheriff's Department.

5) The proposed establishment is located in a census tract with capacity for additional licenses unless a determination of public convenience or necessity will be issued with the conditional use permit.

(f) Section 9.240.280.(4) of the Jurupa Valley Municipal Code provides that a conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety, or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety, or general welfare of the community.

Section 4. Procedural Findings. The Planning Commission of the City of Jurupa Valley does hereby find, determines and declares that:

(a) The application for the Project was processed including, but not limited to, a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On November 25, 2025, the Planning Commission of the City of Jurupa Valley opened the public hearing and continued the public hearing to December 10, 2025, meeting to allow a new public notice to be provided with corrected project information.

(c) On December 10, 2025, the Planning Commission of the City of Jurupa Valley continued the public hearing to January 14, 2026, meeting to allow a new public notice to be provided with corrected project information.

(d) On January 14, 2026, the Planning Commission of the City of Jurupa Valley held a public hearing on the Project, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission closed the public hearing.

(e) All legal preconditions to the adoption of this Resolution have occurred.

Section 5. California Environmental Quality Act Findings. The Planning Commission of the City of Jurupa Valley makes the following environmental findings and determinations in connection with the approval of the Project:

(a) Pursuant to the California Environmental Quality Act (“CEQA”) (Cal. Pub. Res. Code §21000 et seq.) and the State CEQA Guidelines (the “Guidelines”) (14 Cal. Code Regs. §15000 et seq.), the Project is categorically exempt from environmental review under CEQA Guidelines Section 15301 Class 1: Existing Facilities because the Project involves the operation of a restaurant with ancillary bar (beer, wine, and distilled spirits) that involves the negligible expansion of an existing use.

**Section 6. Findings for Approval of Site Development Permit.**

(a) The Project is consistent with the General Plan, zoning ordinance, and applicable state law because the project is implementing General Plan policies by (1) providing new street improvements on Pioneer Drive; (2) promoting convenient non-motorized access within Rubidoux neighborhood; and (3) eliminating a blighted corner in Rubidoux Town Center and the project complies with applicable standards such as parking, trash collection, and site lighting.

(b) The overall development of the land is designed for the protection of the public health, safety and general welfare because the project complies with all applicable development standards and will provide the required infrastructure to ensure pedestrian and vehicular safety. The overall development of the land conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property because the project’s scale, intensity, and design are consistent with surrounding land uses. The overall development is consistent with the planned land use in the General Plan. The restaurant is going to occupy an existing vacant building and therefore it has the necessary building infrastructure to support the restaurant.

(c) The Project includes a condition of approval, Condition No. 29, to prohibit the sale of any existing or subsequently constructs structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 7 Subdivisions.

**Section 7. Findings for Approval of Conditional Use Permit.** In approving Conditional Use Permit No. 24002 for onsite sales of alcoholic beverages at a restaurant with an ancillary bar, the Planning Commission of Jurupa Valley hereby finds, determines and declares:

(a) The proposed alcoholic beverage sales activity will not exacerbate existing problems in the neighborhood created by the sale of alcohol such as loitering, public drunkenness, sale of alcoholic beverages to minors, noise and littering because the operational standards mitigate these issues by requiring strict on-site management and adhering to all local and state regulations governing alcohol sales.

(b) The proposed alcoholic beverage sales establishment will not detrimentally affect nearby neighborhoods considering the distance of the alcohol establishment to residential buildings, schools, parks, playgrounds or recreational areas, nonprofit youth facilities, places of worship, hospitals, alcohol or other drug abuse recovery or treatment facilities, county social service offices, or other alcoholic beverage sales activity establishments because the proposal complies with all zoning and regulatory requirements intended to protect sensitive uses, ensuring that the establishment will operate in a manner that minimizes potential impacts. Condition of Approval #18, requires that the proposed restaurant shall have on-site security to ensure safety

both inside and outside of the restaurant and that all doors shall remain closed during karaoke or any amplified noise during hours of operation to reduce noise pollution.

(c) The proposed project is located within 80 feet of the nearest residence. Pursuant to Section 9.240.490(C)(4)(a) of the Jurupa Valley Municipal Code, a new on-sale alcohol beverage establishment may be located within 1,000 feet of residentially zoned property, if it is “A restaurant with alcohol sales for on-site consumption without a bar or a restaurant with an ancillary bar with less total square footage than the restaurant eating area.” The proposed project is a restaurant with an eating area totaling 847 square feet, with an ancillary bar totaling 248 square feet in size, and thus it meets the requirement of having an ancillary bar with less total square footage than the restaurant eating area.

(d) The Riverside County Sheriff’s Department has reviewed the application and has indicated that there are no issues with the issuance of a Conditional Use Permit for the Project.

(e) The census tract 402.04 is not over concentrated. The census tract allows for three (3) on-site premises alcoholic beverage sales and there are currently none.

(f) The project must comply with operational standards as required per Section 9.240.490 of the Jurupa Valley Municipal Code. With the recommended conditions, the use will not be detrimental to the health, safety or general welfare of the community because the recommended conditions impose operational standards, including safety measures, staff training, and ongoing compliance monitoring that will minimize potential impacts on the surrounding area.

Section 8. **Approval of Master Application No. 24018 with Conditions.** The Planning Commission of the City of Jurupa Valley approves Master Application No. 24018 comprised of Site Development Permit No. 25147 and Conditional Use Permit No. 24002 to allow the establishment of a restaurant with on-site sale and consumption of alcoholic beverages – specifically beer, wine, and distilled spirits located at 5667 Mission Boulevard, all subject to the conditions of approval attached hereto as Exhibit “A”.

Section 9. **Certification.** The Community Development Director shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Jurupa Valley on this 14th day of January 2026,

---

Arleen Pruitt  
Chair

ATTEST:

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Joe Perez  
Assistant City Manager/Community Development Director/Secretary of the Planning  
Commission

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE ) ss.

CITY OF JURUPA VALLEY )

I, Joe Perez, do hereby certify that the foregoing Resolution No. PC-0001 was duly adopted and passed at a meeting of the City Council of the City of Jurupa Valley on the 14th day of January, 2026, by the following vote, to wit:

AYES: PLANNING COMMISSION MEMBERS:

NOES: PLANNING COMMISSION MEMBERS:

ABSENT: PLANNING COMMISSION MEMBERS:

ABSTAIN: PLANNING COMMISSION MEMBERS:

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JOE PEREZ  
COMMUNITY DEVELOPMENT DIRECTOR

**ATTACHMENT A:  
CONDITIONS OF APPROVAL**

EXHIBIT A

**PLANNING DIVISION**

1. **PROJECT PERMITTED.** Master Application (MA) No. 24018: Conditional Use Permit (CUP) No. 24002 to allow on-site sale and consumption of alcoholic beverages – specifically beer, wine, and distilled spirits. In addition, a Site Development Permit (SDP) No. 25147 for the establishment of the proposed restaurant. The project is located at 5667 Mission Blvd. (APN: 179-112-026).
2. **ALL - INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the “Indemnitor”), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the “Indemnitees”) from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney’s fees, arising out of either (i) the City’s approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act (“CEQA”), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an “Action”) within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City’s full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.
3. **CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Community Development Director or designee.
4. **FEES.** The approval of MA24018 (CUP24002 and SDP25147) shall not become effective until all planning fees have been paid in full.
5. **INCORPORATE CONDITIONS. Prior to the issuance of any building permit,** the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project’s final approval.

## Restaurant With Ancillary Bar

## Reso. No. PC-2025-29

6. **CUP - APPROVAL PERIOD.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By “use”, it shall mean the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.
7. **CUP - REVOCATION OF A PERMIT.** Any Conditional Use Permit may be revoked by the Community Development Director upon finding that one (1) or more conditions for revocation exist. Failure to comply with the following code sections may result in revocation of the Conditional Use Permit.
  - a. Sec. 9.240.280 – Conditional Use Permits.
  - b. Sec. 9.240.490 – Alcoholic Beverage Sales.
8. **CUP - CONSUMPTION.** All alcoholic products and beverages shall be consumed on-site. No alcoholic products or beverages shall be purchased “to-go.” A sign shall be posted at the exit that states “No Alcohol Beyond this Point.”
9. **SDP - APPROVAL PERIOD.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to three (3) years of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within five (5) years of the approval date this permit, it shall become null and void.
10. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) as amended by these conditions of approval:
  - A. Architectural Plan Set (approval date: October 9, 2025)
11. **GENERAL MAINTENANCE OF PROPERTY.** The project site shall be maintained and kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.
12. **MAINTENANCE OF BUILDING AND SIGNAGE.** The project site shall maintain the building in excellent condition including, but not limited to, any paint, finish and trims, canopies, trellises, doors, windows, shutters, and signs. The project site shall re-paint/re-finish the exterior of the building, as needed, to maintain excellent condition.
13. **LANDSCAPE MAINTENANCE.** All landscaped areas shall be maintained as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. Irrigation systems shall be maintained as approved on the final landscape plans in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation system failures

## Restaurant With Ancillary Bar

## Reso. No. PC-2025-29

shall be repaired immediately. The canopy trees shall be maintained in a manner that they provide the required shade coverage and encourages the canopy to grow to provide shade. Avoid topping trees or pruning the trees in a manner that the trees do not achieve mature height and form.

14. **DRIVEWAY ENHANCEMENTS**. All driveways shall have design enhancements such as decorative paving. Said enhancements shall be approved by the Community Development Director **prior to the issuance of the first building permit** for commercial development project.
15. **UNDERGROUNDING OF DRAINAGE**. Driveway and parking areas shall not incorporate center swales, ribbon gutters, concrete valleys, etc. All drainage in common and private use areas shall be underground and shall not incorporate open gutters or swales
16. **NOISE**. No sound shall be emitted as a result of the operations that causes the exterior sound level to exceed 65 decibels from 7:00 AM to 10:00 PM, and 55 decibels from 10:00 p.m. to 7 a.m. Saturday, 8:00 AM to 2:00 PM. Comply with all noise regulations. All live music and karaoke shall cease operations thirty minutes before the restaurant closes.
17. **HOURS OF OPERATION**. Hours of operation shall be limited to Monday – Thursday 8:00 a.m. to 11:00 p.m. and Friday – Sunday 8:00 a.m. to 12:00 a.m. Any changes to the hours of operation will require a revision to the approved entitlement. Minor changes may approved by the Community Development Director or Planning Commission if determined by the Community Development Director.
18. **SECURITY OPERATIONS**. The project shall have on-site security to ensure safety for both inside and outside of the restaurant. The restaurant doors shall remain closed during karaoke hours (including any amplified noise).
19. **DOWNSPOUTS**. All building drainage shall be interior with no exterior downspouts or gutters.
20. **SIGNAGE**. Any new signage shall be approved by the Community Development Director prior to the issuance of the Certificate of Occupancy. A Site Development Permit application will be required to review all signage proposed. Wall signs require individually cut channel letters.
21. **ALL - ON-SITE LANDSCAPING. Prior to the issuance of the first building permit** of the development project, a “Professional Services” (PROS) application shall be approved by the Community Development Director. The PROS application shall include the following items:
  - a. Final (construction set) on-site landscape and irrigation plans;
  - b. Completed City Agreement for Landscape improvements
  - c. City Faithful Performance Bond for Landscape improvements; performance bond shall be posted at 110% of the total cost approved estimate of landscaping, irrigation, labor, and one-year maintenance. The Community Development Director may consider a cash bond if appropriate.

**Prior to the issuance of the first Certificate of Occupancy for MA23047 (TPM and SDP)**, the following events shall be satisfied in the order it is listed:

- **Substantial Conformance Letter**: The Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley Planning Division after the landscape architect has deemed the installation is in conformance to the approved plans.

Restaurant With Ancillary Bar

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- **City Inspection:** The City landscape architect shall conduct an inspection of the installation to confirm the landscape and irrigation plan was constructed in accordance to the approved plans. Applicant shall pay any fees associated with the City inspection(s).
- 22. GRAFFITI PROTECTION FOR WALLS.** Plans that include anti-graffiti coating or protection for the exterior side of all perimeter walls and exterior of building walls to half the height of the structure, or 12 feet, whichever is greater, shall be approved by the Community Development Director **prior to the issuance of any building permit.** Graffiti shall be removed from the property within 24 hours.
- 23. TRASH COLLECTION.**
  - a. Detailed plans for trash enclosure(s) shall be approved by the Community Development Director **prior to the issuance of any building permit.** Walls of the enclosure and any solid gates shall have graffiti protection coating. The trash enclosure shall have a concrete apron in front of each trash enclosure.
  - b. An approval or clearance letter from the waste collection agency shall be submitted to the Planning Division **prior to the issuance of any building permit.**
- 24. OUTDOOR LIGHTING.** All outdoor lighting fixtures shall be maintained in good condition. Light fixtures shall be shielded to prevent any light to flood onto adjacent properties. A photometric plan and exhibits of lighting fixtures shall be approved by the Community Development Director **prior to the issuance of any building permit.** Parking lot light poles shall be repaired and repainted if needed. The light poles shall have shield lighting to avoid excess light pollution.
- 25. BACKFLOW DEVICES.** The location of all backflow devices, and any required screening of it, shall be approved by the Community Development Director **prior to the issuance of any building permit.**
- 26. SITE IMPROVEMENTS.** All site improvements as required by the Engineering Department shall be completed prior to obtaining Certificate of Occupancy.
- 27. EFFECTIVE DATE OF CUP AND SITE IMPROVEMENTS.** Upon approval of MA24018, the following site improvements shall be completed prior to the Certificate of Occupancy.
  - a. Remove all unpermitted sign(s) on site
  - b. Screen all exposed electrical wires
  - c. Screen all roof-mounted mechanical equipment
  - d. Repair all lighting fixtures
  - e. Remove all unpermitted fences (including wrought iron fencing)
- 28. ROOFTOP EQUIPMENT.** All rooftop equipment shall be screened from public view with approved screening material by the Community Development Director.
- 29. JURUPA AREA RECREATION AND PARK DISTRICT (JARPD). Prior to the issuance of any building permit,** the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.
- 30. JARPD CFD. Prior to the issuance of any building permit,** the applicant shall annex into the existing Jurupa Area Recreation and Park District (JARPD) District-Wide

Restaurant With Ancillary Bar

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Community Facilities District (CFD) or form a new Community Facilities District (CFD) to contribute to the cost of park maintenance.

- 31. IMPACT FEES.** The applicant shall pay the following impact fees (unless exempt) in accordance with Title 3 of the Municipal Code:
- a. **Development Impact Fee (DIF) Program.** The applicant shall pay any owed DIFs by the required deadline pursuant to Chapter 3.75 of the Jurupa Valley Municipal Code.
  - b. **Multiple Species Habitat Conservation Plan Mitigation (MSHCP) Fee.** The applicant shall pay any owed MSHCP fees by the required deadline pursuant to Chapter 3.80 of the Municipal Code.
  - c. **Transportation Uniform Mitigation Fee (TUMF) Program. Prior to final occupancy.** The applicant shall show proof of payment of TUMF fees by the required deadline pursuant to Chapter 3.70 of the Municipal Code.
- 32. SALE OF INDIVIDUAL BUILDINGS.** No structure constructed on the Project site may be sold until the subject Project on which the structure is located is divided and a final map recorded in accordance with the City's subdivision regulations such that the structure is located on a separate legally divided parcel.

## **ENGINEERING DEPARTMENT**

### **1. GENERAL REQUIREMENTS (ENGINEERING)**

- 1.1. The use hereby conditioned is for a Conditional Use Permit No. 24002 (CUP24002) and Site Development Permit No. 25174 (SDP25174) for a restaurant with ancillary bar located at 5667 Mission Boulevard and to date identified as Assessor Parcel Number 179-112-026. The following exhibits are hereby referenced: Site Plan prepared by Studio Roca; and Street Improvement Plans prepared by Sake Engineers, Inc. and dated July 23, 2024.
- 1.2. It is expected that any easements shown on the referenced exhibit are shown correctly and include all the easements that encumber the subject property. The Applicant shall secure approval from all (if any) easement holders for all grading and improvements which are proposed over the respective easement or provide evidence that the easement has been relocated, quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no effect. Should such approvals or alternate action regarding the easements not be provided, the Applicant may be required to amend or revise the permit application.
- 1.3. All grading shall conform to the latest California Building Code (CBC), the City's Municipal Code Chapter 8, and all other relevant laws, rules, and regulations governing grading in the City of Jurupa Valley.
- 1.4. All work within the public right-of-way will require that the Applicant obtain an Encroachment Permit from the Engineering Department. The City shall make a final inspection of work to verify that any impacts that the work might have had to other City owned infrastructure is restored or repaired to the satisfaction of the City Engineer.

## Restaurant With Ancillary Bar

## Reso. No. PC-2025-29

- 1.5. The Applicant shall provide street improvement plans for Pioneer Drive. Street improvement plans shall be prepared in accordance with the Riverside County Transportation Department "Improvement Plan Check Policies and Guidelines" as adopted by the City Engineer. Street improvement plans shall be approved by the City Engineer and securities in place prior to the issuance of building permit.
- 1.6. Prior to issuance of building permit, Applicant shall enter into an Improvement Agreement with the City to ensure the completion of all required public improvements.
- 1.7. Pioneer Drive along the project frontage shall be improved to accommodate, but not limited to, the following improvements:
  - 1.7.1. Ultimate half-width right-of-way of 35-ft shall include 8-ft northwesterly parkway and 17-ft pavement section measured from the street centerline to the flowline.
  - 1.7.2. 8-ft northwesterly parkway to include 6-ft curb-adjacent sidewalk, streetlights, curb & gutter, and 2-ft decomposed granite or landscaping at the City Engineer's discretion.
  - 1.7.3. New alley apron as shown on the referenced exhibits shall be per Riverside County Standard No. 500.
  - 1.7.4. Pavement maintenance along the project frontage shall be to the discretion of the City Engineer at time of construction drawing review.
  - 1.7.5. Improvements shall provide appropriate transition to adjacent existing and future infrastructure; design of transition shall be review-ed and approved by the City Engineer.
  - 1.7.6. Existing sidewalk along the project frontage shall be inspected for ADA compliance. Applicant will be required to make any necessary upgrades to the existing public infrastructure to comply with current ADA regulations.
  - 1.7.7. Applicant will be responsible for any utility relocation needed in order to provide the required parkway improvements.
  - 1.7.8. Applicant will be responsible for protecting in place all existing improvements and replacing any damage that occurs during the construction of the project to the satisfaction of the City Engineer.
- 1.8. The existing alley fronting the project site may require additional upgrades and repairs at the discretion of the City Engineer. Further assessment of required improvements will be determined at the time of construction drawing review.
- 1.9. Prior to issuance of building permit, Applicant may be required to enter into a Landscape Maintenance Agreement (LMA) with the City to ensure proper upkeep of landscaping within the public right-of-way (ROW) if landscape and irrigation is required by the City Engineer within the public ROW.
  - 1.9.1. An exhibit depicting the proposed landscaping within the public right-of-way shall be provided if landscape is proposed. Alternatively, the Applicant may

Restaurant With Ancillary Bar

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use compacted decomposed granite instead of landscaping in the small strip between the sidewalk and the curb.

- 1.10. Prior to the project's first occupancy of release, all improvements within the public and private right-of-way related to the project shall be completed and accepted by the City Engineer.
- 1.11. Prior to completion and acceptance of improvements or prior to the final building inspection, whichever occurs first and as determined by the City Engineer, the LMA shall be fully executed by the Applicant.
- 1.12. The Project Civil Engineer shall provide Record ("As-built") Drawings of all infrastructure improvements.

**The Applicant hereby agrees that these Conditions of Approval are valid and lawful and binding on the Applicant, and its successors and assigns, and agrees to the Conditions of Approval.**

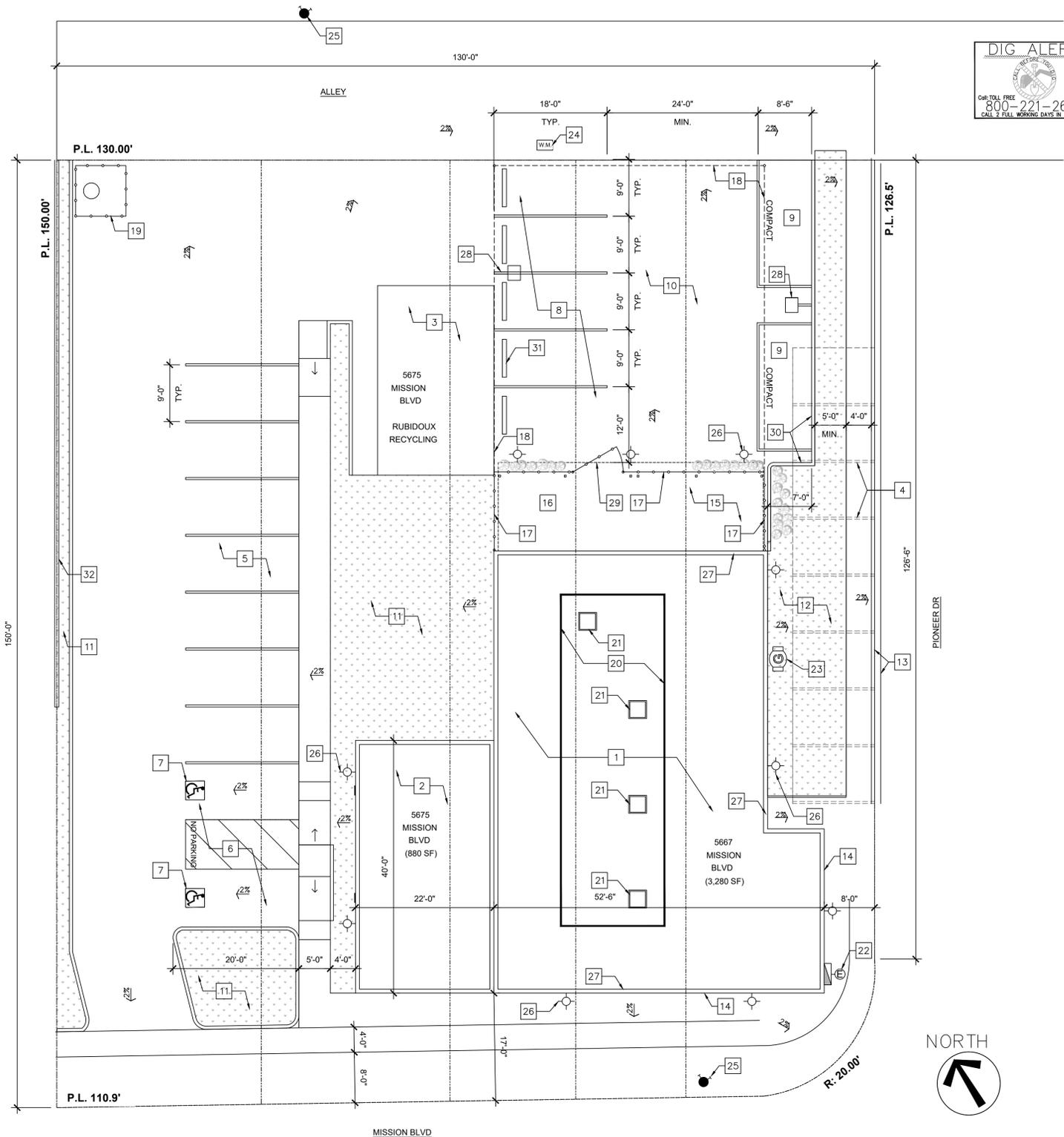
Applicant's name (Print Form): \_\_\_\_\_

Applicant's name (Signature): \_\_\_\_\_

Date: \_\_\_\_\_

**ATTACHMENT 2:  
SET OF PLANS**

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF RICHARD ORTIZ DEVELOPED FOR USE ON THIS PROJECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF RICHARD ORTIZ.



**SHEET INDEX**

A0.1	TITLE SHEET / SITE PLAN / GENERAL NOTES
1	STREET IMPROVEMENT GENERAL NOTES AND TYPICAL SECTION
2	STREET IMPROVEMENT PLAN, DETAILS, AND SECTIONS
	CONCEPTUAL LANDSCAPE PLAN
E1-0	SITE LIGHTING PHOTOMETRIC
A4.1	COLORLED EXTERIOR ELEVATIONS

**PROJECT DATA**

**PROJECT DESCRIPTION:** MA24018 - CUP NO. 24002

- INSTALL MECHANICAL SCREENS AT ROOFTOP HVAC UNITS
- (N) FAUX WINDOWS TO CONCEAL (E) WOOD SIDING FINISH
- REMOVE STRIPED STREET PARKING AND ADD OFF STREET PARKING STALLS
- ADD LANDSCAPING
- REMOVE (E) CHAIN LINK FENCE

**HOURS OF OPERATION:** MONDAY THRU SUNDAY, 10 AM TO 1 AM

**JURISDICTION:** JURUPA VALLEY, CALIFORNIA

**CONSTRUCTION TYPE:** TYPE: VB

**OCCUPANCY GROUP:** A-2

**ZONING:** RUBIDOUX VILLAGE CENTER (R-VC)

**LAND USE DESIGNATION:** COMMERCIAL RETAIL (C-R)

**CALIFORNIA CLIMATE ZONE:** 10

**APPLICABLE CODES:** 2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 GREEN BUILDING STANDARDS CODE (CALGREEN)  
2022 BUILDING ENERGY EFFICIENCY STANDARDS

**ASSESSOR'S PARCEL NO.:** 179-112-026

**NO. OF STORIES:** ONE-STORY

**FIRE SPRINKLERS:** NO

**HEIGHT:** 14'-2" (E) TO REMAIN (50'-0" MAX. ALLOWED)

**PROJECT NO.:** 20245005

**PROJECT DATA**

**CITY:** JURUPA VALLEY

**COUNTY:** RIVERSIDE

**LOT SIZE (TOTAL PROJECT SITE):** 19,283 SQ. FT. (0.44 ACRE)

**AREA ANALYSIS**

(ENTIRE SITE)

TOTAL LOT AREA:	19,283 SQ. FT. (0.44 ACRE)
TOTAL BUILDING AREA:	4,715 SQ. FT. (24%)
DRIVEWAY AND WALKWAYS:	11,798 SQ. FT. (61%)
TOTAL LOT COVERAGE:	16,513 SQ. FT. (85%)

**SITE PLAN KEYNOTES**

- COCKTAIL BAR AND LOUNGE
- ADJACENT TENANT & CHECK CASHING
- (E) RECYCLING CENTER TO REMAIN
- (E) STREET PARKING TO BE REMOVED, TYP.
- (E) PARKING TO REMAIN. ADJACENT TENANT'S PARKING TO BE SHARED WITH COCKTAIL BAR & LOUNGE
- (E) ACCESSIBLE PARKING TO REMAIN
- (E) ACCESSIBLE PARKING SIGNAGE
- (N) STANDARD PARKING STALLS
- (N) COMPACT PARKING STALL
- (E) PAVING TO REMAIN. PATCH AND REPAIR AS NECESSARY. SEE SITE NOTE #2
- (E) LANDSCAPING TO REMAIN
- (N) LANDSCAPING
- (N) CURB AND GUTTER
- (N) FAUX WINDOWS TO CONCEAL (E) BLUE WOOD SIDING FINISH, TYP.
- (E) OUTDOOR STORAGE TO REMAIN
- TRASH ENCLOSURE
- (E) CHAIN LINK FENCE TO REMAIN.
- (E) CHAIN LINK FENCE TO BE REMOVED
- (E) PROPANE ENCLOSURE TO REMAIN
- (N) PREFABRICATED METAL MECHANICAL SCREENS AT ROOF
- HVAC ROOFTOP UNIT
- (E) ELECTRICAL METER TO REMAIN
- (E) GAS METER TO REMAIN
- (E) WATER METER TO REMAIN
- (E) FIRE HYDRANT
- (E) LIGHTING TO REMAIN, TYP.
- ENTRY / EXIT DOOR
- (N) SITE LIGHTING FIXTURE. SEE ELECTRICAL
- OUTLINE OF (E) ROOF COVERING ABOVE
- CONCRETE CURB
- CONCRETE WHEEL STOP, TYP.
- (E) 9' HIGH CMU WALL TO REMAIN

**SITE PLAN**

SCALE: 1"=10'-0" 1

**SITE NOTES**

- OWNER(S) AND TENANTS TO MAINTAIN ANY LANDSCAPING, PAINT, AND FENCING TO ENSURE THAT THE SITE IS PROPERLY MAINTAINED TO A HIGH STANDARD.
- SURFACING STANDARDS: CONCRETE SURFACING WITH A MINIMUM THICKNESS OF 32 INCHES, WITH EXPANSION JOINTS; OR ASPHALTIC CONCRETE PAVING COMPACTED TO A MINIMUM THICKNESS OF THREE INCHES ON FOUR INCHES OF CLASS 2 BASE, A BASE OF DECOMPOSED GRANITE OR EQUIVALENT COMPACTED TO A MINIMUM THICKNESS OF THREE INCHES TO ACT AS AN ALL WEATHER SURFACING MATERIAL.
- LIGHTING FACILITIES SHALL BE LOCATED TO PREVENT LIGHTS FROM SHINING DIRECTLY ONTO ADJOINING PROPERTIES OR STREETS. PARKING AREA LIGHTING SHALL BE OF AN ENERGY-EFFICIENT TYPE.
- ANY GRAFFITI PAINTED OR MARKED ON THE PREMISES OR ANY ADJACENT AREA UNDER CONTROL OF THE APPLICANT SHALL BE REMOVED OR PAINTED OVER WITHIN 48 HOURS OF ITS APPLICATION. IF THE APPLICANT FAILS TO REMOVE OR PAINT OVER GRAFFITI WITHIN 48 HOURS OF WRITTEN NOTIFICATION BY THE CITY, THE CITY SHALL BE AUTHORIZED TO ENTER THE PROPERTY FOR THE SOLE PURPOSE OF REMOVING THE GRAFFITI AND INVOICE THE APPLICANT FOR THE WORK.
- ELECTRICAL LINES AT PROPERTY ARE SINGLE PHASE AT 120/240 VOLTS

**PROJECT TEAM**

**OWNER - APPLICANT:**  
NOHEMI PENICHE  
16572 WASCLOD DRIVE  
MORENO VALLEY, CA 92551

**DESIGNER:**  
RICHARD ORTIZ  
P.O. BOX 850  
RANCHO CUCAMONGA, CA 91729  
OFFICE: (909) 239-8067  
CONTACT: RICHARD ORTIZ  
studio\_roca@yahoo.com

**STREET IMPROVEMENT:**  
SAKE ENGINEERS, INC.  
400 S. RAMONA AVE., STE. 202  
CARONA, CA 92879  
OFFICE: (951) 279-4041  
CONTACT: SAM AKBARPOUR, PE  
sam@saakeengineers.com

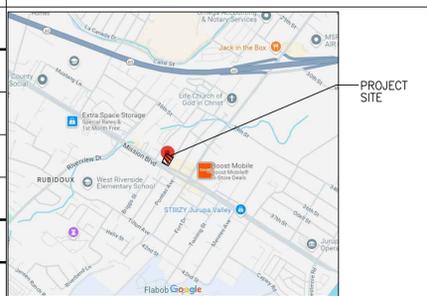
**LANDSCAPING:**  
RICHARD POPE & ASSOCIATES  
3687 VALENCIA AVE.  
SAN BERNARDINO, CA 92404  
OFFICE: (909) 888-5568  
CONTACT: RICHARD POPE  
richardpopeassociates.la@gmail.com

**ELECTRICAL:**  
PRECISION ENGINEERING  
32230 CALLE BALAREZA  
TAMECULA, CA 92592  
(951) 288-4808  
CONTACT: ALAN DARLING, PE  
adaring@psn.com

**PARKING ANALYSIS**

DATA	CALCULATION	SPACES REQUIRED
4 EMPLOYEES @ COCKTAIL BAR & LOUNGE	1 SPACE PER 2 EMPLOYEES	2
2,300 SF OF SERVING AREA	1 SPACE PER 45 SF OF SERVING AREA	51
ADJACENT TENANT: SMOKE SHOP & CHECK CASHING = 800 SF	1 SPACE PER 200 SF	4
RECYCLING CENTER = 555 SF	1 SPACE PER 5,000 SF	1
<b>TOTAL REQUIRED</b>		<b>58</b>
<b>16 TOTAL PARKING SPACES PROVIDED</b>		

**VICINITY MAP**



**TITANIC CEVICHE SPORTS BAR**

5667 MISSION BLVD., JURUPA VALLEY 92509

OWNER: NOHEMI PENICHE  
16572 WASCLOD DRIVE  
MORENO VALLEY, CA 92551

2025005 CD

TITLE SHEET / SITE PLAN

A0.1

Project No. 202500501

**GENERAL STREET IMPROVEMENT NOTES:**

- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF JURUPA VALLEY FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND /OR PERMITS MAY BE REQUIRED.
- THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEARING OF THE WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. THIS INCLUDES UNDERGROUNDING OF EXISTING OVERHEAD LINES ALONG THE PROJECT FRONTAGE AS REQUIRED BY THE CONDITIONS OF APPROVAL. PERMITEE MUST INFORM THE CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. PHONE: (951) 332-6464
- THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO RIVERSIDE COUNTY STANDARD NO. 816.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION, COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461. IF CONSTRUCTION CENTERLINE DIFFERS, PROVIDE A TIE TO EXISTING CENTERLINE OF RIGHT-OF-WAY PRIOR TO ROAD CONSTRUCTION, SURVEY MONUMENTS INCLUDING CENTERLINE MONUMENTS, THE POINTS, PROPERTY CORNERS AND BENCH MARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS.
- ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET. INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, STORM DRAINS.
- CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO RIVERSIDE COUNTY STANDARD NO. 206 AND/OR NO. 207, AS DIRECTED IN THE FIELD.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THE STATE RIGHT-OF-WAY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE COUNTY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR REVIEW TO THE CITY PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
- ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS FOR PARCEL AND TRACT MAPS SHALL BE TAKEN AND MAY BE TAKEN FOR PERMIT CASES BY THE CITY AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
- ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN 14 DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 3, 7, 39, AND 94 OF THE STATE STANDARD SPECIFICATIONS.
- PRIME COAT IS REQUIRED PRIOR TO PAVING ON ALL GRADES IN EXCESS OF TEN PERCENT.
- INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE NO. 461 AND THE COMPREHENSIVE LANDSCAPING GUIDELINES (CHOOSE THREE SPECIES AND NAME THEM HERE).
- STREETLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN.
- AS DETERMINED BY THE TRAFFIC ENGINEER, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
- ONLY LANDSCAPING CONSISTING OF GRASS AND PARKWAY TREES MAY BE INSTALLED WITHIN PARKWAYS ON LOCAL RESIDENTIAL STREETS WITHOUT SEPARATE LANDSCAPE PLANS. ALL OTHER TYPES OF LANDSCAPING IN THESE AREAS, AND ALL LANDSCAPING ON ALL OTHER STREETS SHALL REQUIRE SEPARATE LANDSCAPE PLANS.
- ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THOSE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY THE CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT.
- A CONSTRUCTION PROJECTS MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB). PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
- PRIOR TO ANY CONSTRUCTION, THE DEVELOPER SHALL PROVIDE THE CITY A COPY OF THE NOI WITH A VALID WQID NUMBER.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE TRAFFIC ENGINEER OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
- FOR ALL DRIVEWAY RECONSTRUCTION BEYOND RIGHT-OF-WAY, PROOF OF DRIVEWAY OWNER NOTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.

**UTILITIES**

ELECTRIC \_\_\_\_\_ SOUTHERN CALIFORNIA EDISON COMPANY (800) 655-4555  
 GAS \_\_\_\_\_ SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200  
 WATER \_\_\_\_\_ RUBIDOUX COMMUNITY SERVICE DISTRICT (951) 684-7580  
 SEWER \_\_\_\_\_ RUBIDOUX COMMUNITY SERVICE DISTRICT (951) 684-7580  
 TELEPHONE \_\_\_\_\_ VERIZON (800) 922-0244  
 CABLE TV \_\_\_\_\_ CHARTER CABLE (855) 757-7328  
 SCHOOL DISTRICT \_\_\_\_\_ JURUPA UNIFIED SCHOOL DISTRICT (951) 360-4100

**NOTICE TO CONTRACTORS:**

- CONTRACTOR SHALL POTHOLE AT THE TIE-IN STATIONS AND AT ANY OTHER POINTS OF POTENTIAL CONFLICTS WITH UNDERGROUND FACILITIES BEFORE STARTING CONSTRUCTION; EXISTING SUBSURFACE UTILITY DATA ON DRAWINGS WERE COMPILED FROM INFORMATION FURNISHED BY VARIOUS SOURCES. NEITHER THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION SHOWN IS GUARANTEED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER MAINS, GAS MAINS, SANITARY SEWERS, STORM DRAINS, ELECTRIC CONDUITS, TELEPHONE LINES AND ANY OTHER UTILITIES WHICH MAY CONFLICT WITH THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE RING AND COVER SHALL BE ADJUSTED IN THE FIELD TO MATCH THE FINISHED SURFACE OF THE PAVEMENT TO FORM A SMOOTH DRIVING SURFACE. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS FOR THE REPAIR OF ANY AND ALL DAMAGE TO THE CONTRACT WORK OR TO ANY UTILITY (WHETHER PREVIOUSLY KNOWN OR DISCLOSED DURING THE WORK) AS MAY BE CAUSED BY HIS OPERATIONS. UTILITIES NOT SHOWN ON THE DRAWING TO BE RELOCATED OR ALTERED BY OTHERS SHALL BE MAINTAINED BY THE CONTRACTOR. AT THE COMPLETION OF THE CONTRACT WORK, THE CONTRACTOR SHALL LEAVE ALL UTILITIES AND APPURTENANCES IN A CONDITION SATISFACTORY TO THE OWNERS AND THE CITY.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE COUNTY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES, ENTERING OR LEAVING IMPROVEMENT.
- ALL AREAS SHALL SLOPE A MINIMUM OF 1.0% TO STREETS, DRIVE OR SWALE UNLESS OTHERWISE NOTED.
- QUANTITIES SHOWN HERE ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO PERFORM HIS OWN QUANTITY TAKEOFF.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS; DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY/COUNTY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY/COUNTY OR ENGINEER OF RECORD.

**UNDERGROUND STRUCTURES:**

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT THE OWNER BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED. LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED BY THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

**LEGEND:**

- |                         |                             |
|-------------------------|-----------------------------|
| (1) = CURVE DATA        | ----- = FENCE LINE          |
| (2) = CONST. NOTE       | ▭ = RAMP                    |
| G.B. = GRADE BREAK      | ☉ = STREET LIGHT            |
| H.P. = HIGH POINT       | ⊗ = WATER METER             |
| E.P. = EDGE OF PAVEMENT | FL = FLOW LINE              |
| TC = TOP OF CURB        | F.G. = FINISHED GRADE       |
| FS = FINISHED SURFACE   | DDC = DOUBLE DETECTOR CHECK |
| W.V. = WATER VALVE      | BM = BENCH MARK             |
| W = WATER MAIN          | LS = LANDSCAPING            |
| WS = WATER SERVICE      | T.G. = TOP OF GRATE         |
| IRR = IRRIGATION LINE   | INV. = INVERT ELEVATION     |
|                         | A.C. = ASPHALT CONCRETE     |

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER				CITY

BENCH MARK:  
 FIELD SURVEY ON 08/05/2020.  
 BM ; RIV. CO. #M.L.81A  
 ELEV.= 789.07  
 BASIS OF BEARING:  
 THE CENTERLINE OF RIVERVIEW DRIVE BEING NORTH 42°43'07" EAST

# CITY OF JURUPA VALLEY, STATE OF CALIFORNIA

# STREET IMPROVEMENT PLAN

FOR

## 5667 MISSION BLVD.

IP 24-00

**OWNER/DEVELOPER:**

MARIE SORBELLO  
 4805 BRENTWOOD AVE.  
 RIVERSIDE, CA 92506  
 (909) 251-7750 PH.

**ENGINEER:**

SAKE ENGINEERS, INC.  
 400 S. RAMONA AVE., STE. 202  
 CORONA, CA 92879  
 (951) 279-4041 PH.

**TOPOGRAPHY:**

LANDMARK SURVEYING  
 MAPPING & ENGINEERING INC.  
 14586 CHOKE CHERRY DRIVE  
 VICTORVILLE, CA 92392  
 (760) 955-4141 PH.  
 (760) 955-3441 FAX

**ASSESSORS PARCEL NO.:**

179-112-026

**FLOOD ZONE**

ZONE X  
 MAP: 060650043G, DATED: 08/28/2008

**DECLARATION OF ENGINEER OF RECORD**

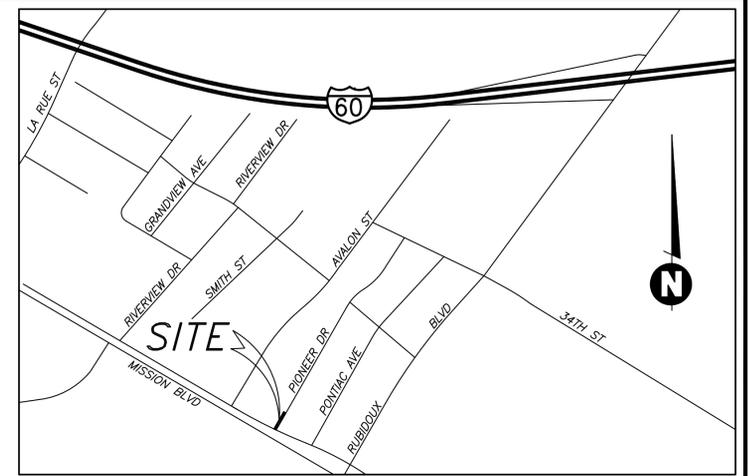
I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF JURUPA VALLEY IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH CITY PROCEDURES, APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS. AS ENGINEER OF RECORD (EOR), I AGREE TO INDEMNIFY AND HOLD THE CITY OF JURUPA VALLEY, THE JURUPA VALLEY HOUSING AUTHORITY, AND THE JURUPA VALLEY COMMUNITY SERVICES DISTRICT (CSD), ITS OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY OF CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENCE ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD. I HAVE READ AND INFORMED THE PROJECT APPLICANT/DEVELOPER THAT APPROVAL OF THESE PLANS DO NOT RELIEVE THEM FROM THE REQUIREMENTS OF THE CONDITIONS OF APPROVAL (ATTACHED HEREIN OR IN OTHER APPROVED IMPROVEMENT PLANS). I ALSO HEREBY DECLARE THAT I HAVE COMPARED THESE PLANS WITH ALL APPLICABLE ADA TITLE 11 AND TITLE 24 REQUIREMENTS FOR DISABILITY ACCESS FOR THIS PROJECT, AND THESE PLANS ARE IN FULL COMPLIANCE WITH THOSE REQUIREMENTS.

SIGNATURE OF ENGINEER OF RECORD: SAM AKBARPOUR  
 PRINT NAME  
 LICENSE NUMBER: 53038  
 DATE: 9/12/2024

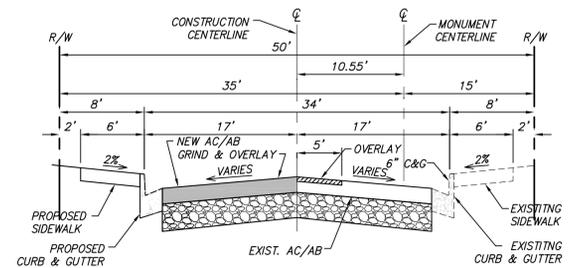
**AS-BUILT CERTIFICATION**

I HEREBY CERTIFY THAT AS THE ENGINEER IN RESPONSIBLE CHARGE OF WORK FOR THIS PROJECT, I HAVE REVIEWED THE ENGINEERING WORK AS SHOWN ON THESE PLANS TO DETERMINE GENERAL COMPLIANCE WITH PLANS AND SPECIFICATIONS, AND THAT THE COMPLETED CONSTRUCTION IS IN CONFORMANCE WITH THESE PLANS.

CIVIL ENGINEER OF RECORD: \_\_\_\_\_  
 SAM AKBARPOUR



**VICINITY MAP**  
 NTS



**TYPICAL SECTION: MISSION BOULEVARD**

NTS

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:**

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**I N D E X:**

SHEET 1 TITLE SHEET  
 SHEET 2 PIONEER DRIVE PLAN & PROFILE  
 CROSS SECTIONS

CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT APPROVED BY:  PAUL TOOR, CITY ENGINEER R.C.E. 46281	CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT RECOMMENDED BY:  TINA YORK, DEVELOPMENT SERVICES MANAGER R.C.E. 46367
---	---

**DIG ALERT**

CALL 811 OR TOLL FREE 1-800-422-4133

48 HOURS BEFORE YOU DIG

**IMPORTANT NOTE:**

THE GRADING AND/OR IMPROVEMENT PLANS ARE APPROVED FOR A PERIOD OF TWO (2) YEARS FROM THE DATE SIGNED BY THE CITY ENGINEER. AFTER THE TWO (2) YEAR PERIOD HAS LAPSED, THE ENGINEER OF RECORD MAY BE REQUIRED TO SUBMIT AND PROCESS FOR CITY ENGINEER APPROVAL, UPDATED PLANS THAT COMPLY WITH THE MOST CURRENT CITY STANDARDS, PRACTICES, AND POLICIES.

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER				CITY

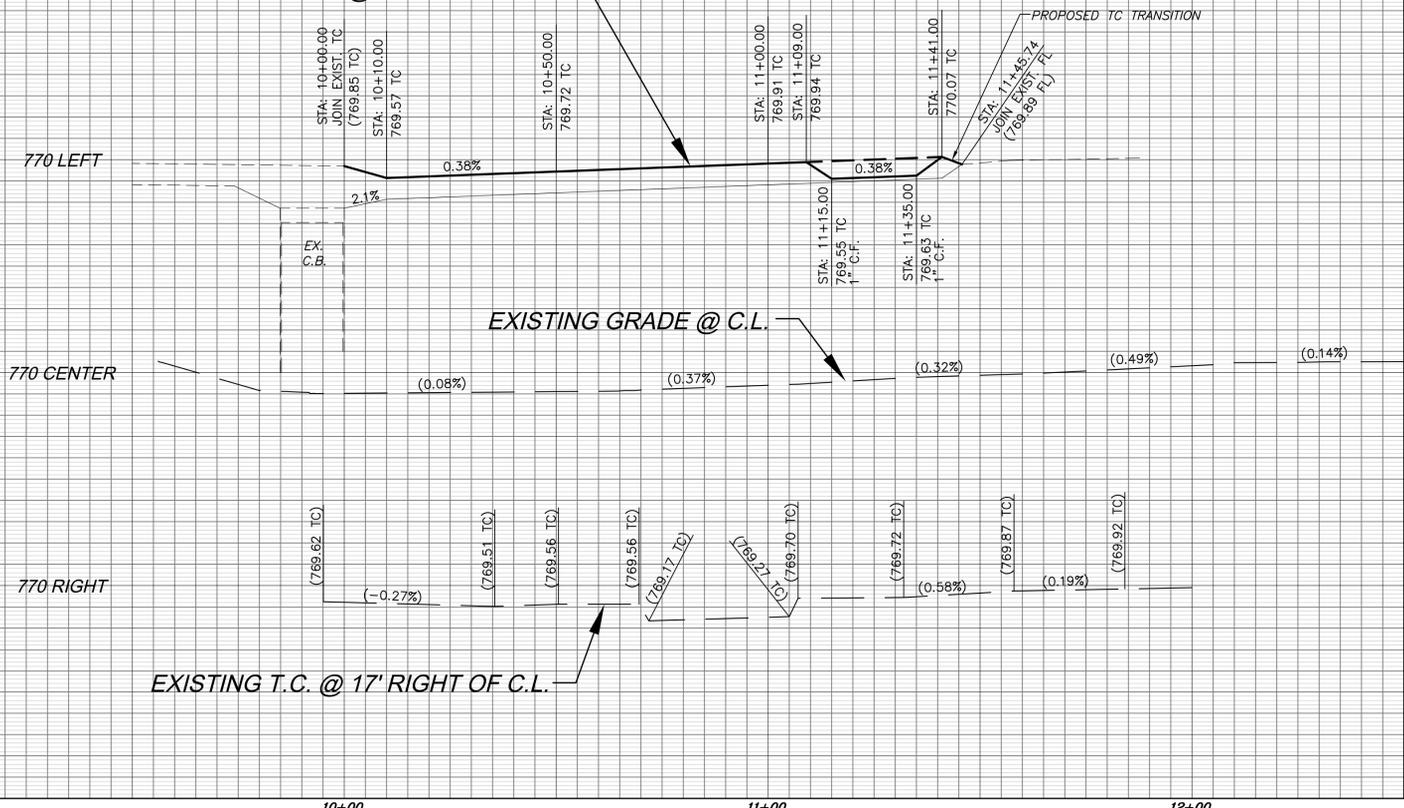


**SAKE ENGINEERS, INC.**  
 ENGINEERING • SURVEYING • LAND DEVELOPMENT  
 400 S. RAMONA AVE., STE. 202  
 CORONA, CALIFORNIA 92879  
 (951) 279-4041 FAX: (951) 279-2830

PREPARED BY: \_\_\_\_\_ R.C.E. NO.: 53038  
 DATE: 7/23/2024

<b>CITY OF JURUPA VALLEY</b>		ACCT. NO.
STREET IMPROVEMENT PLAN FOR 5667 MISSION BLVD. (PIONEER DRIVE) COVER SHEET		SHEET <b>1</b> OF <b>2</b>
FOR:	W.O.	CITY I.D. NO. <b>IP 24-00</b>

PROP. TC @ 17' LEFT OF C.L.

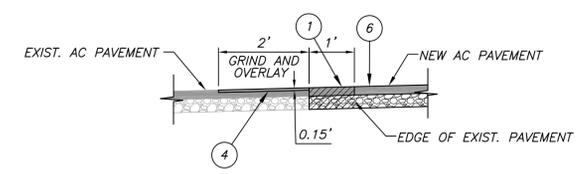


PROFILE SCALE:  
HORIZ. 1"=20'  
VERT. 1"=2'

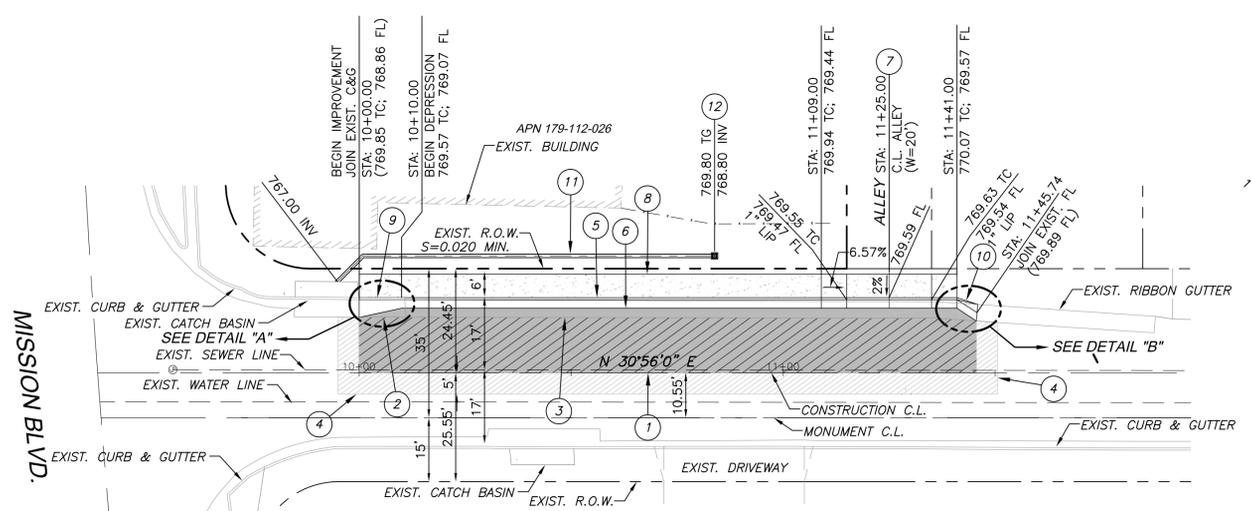
CONSTRUCTION NOTES:

- 1—SAWCUT AND REMOVE PORTION OF EXIST. AC 1,900 S.F.
- 2—SAWCUT AND REMOVE CATCH BASIN SPANDREL 1 L.S.
- 3—SAWCUT AND REMOVE PORTION OF EXIST. RIBBON GUTTER 1 L.S.
- 4—COLDPLANE AND OVERLAY 0.15" MIN. OF EXIST. PAVEMENT 903 S.F.
- 5—CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STD. 200 140 L.F.
- 6—CONSTRUCT 4" A.C. PAVEMENT OVER 6" A.B. CLASS II 2,190 S.F.
- 7—CONSTRUCT ALLEY APRON PER COUNTY OF RIVERSIDE STD. 500 220 S.F.
- 8—CONSTRUCT ADJACENT TO CURB SIDEWALK PER COUNTY OF RIVERSIDE STD. 401 740 S.F.
- 9—CONSTRUCT CATCH BASIN MODIFIED SPANDREL PER DETAIL HEREON 10 L.F.
- 10—CONSTRUCT GUTTER TRANSITION PER DETAIL HEREON 5 L.F.
- 11—CONSTRUCT 10" PVC DRAIN PIPE AND CONNECT TO EXIST. CATCH BASIN 92 L.F.
- 12—CONSTRUCT 12"x12" GRATE INLET 1 EA.

QUANTITIES



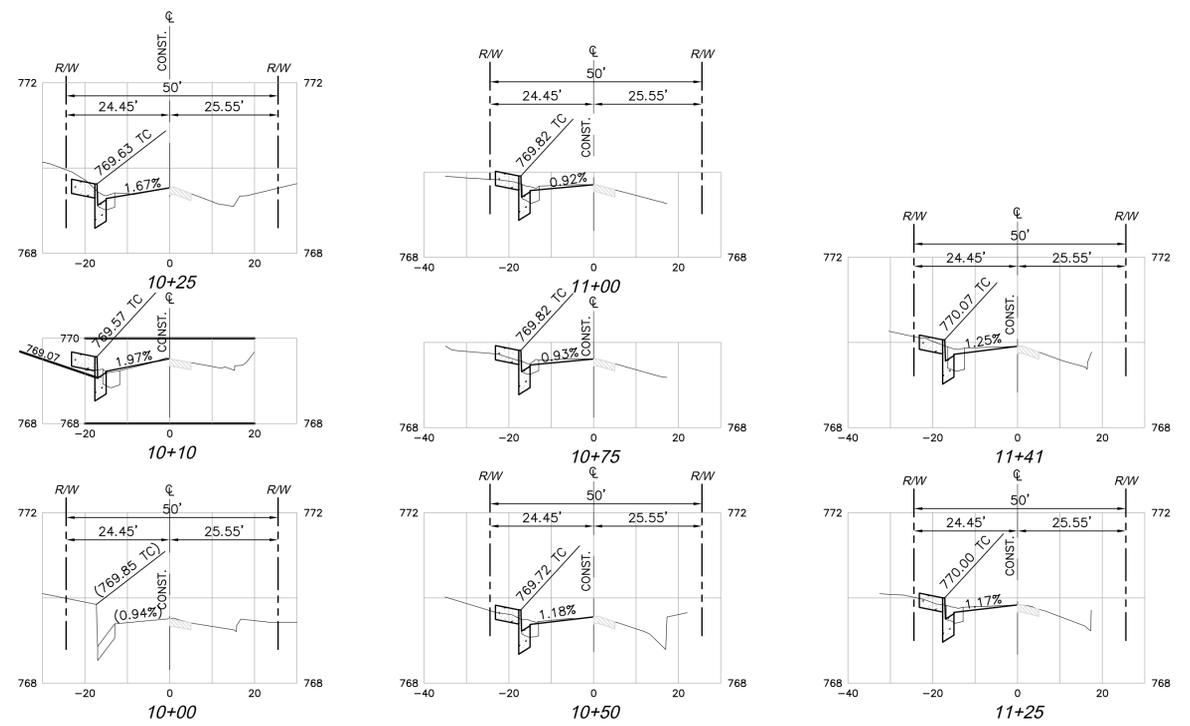
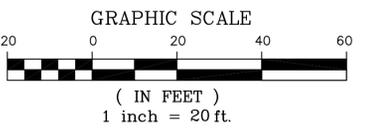
TYP. PAVEMENT JOINT DETAIL  
NTS



PIONEER DRIVE

PAVING LEGEND

- AC REMOVAL
- NEW AC
- OVERLAY



CROSS-SECTIONS  
H:1"=20' V:1"=2'

**DIG ALERT**  
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48 HOURS BEFORE YOU DIG

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MARK	BY	DATE	REVISIONS	APPR.	DATE	CITY

BENCH MARK:  
FIELD SURVEY ON 08/05/2020.  
BM : RV. CO. #M.L.81A  
ELEV.= 789.07  
BASIS OF BEARING:  
THE CENTERLINE OF RIVERVIEW DRIVE BEING NORTH 42°43'07" EAST



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CORONA, CALIFORNIA 92709  
(951) 279-4041 FAX: (951) 279-2830  
PREPARED BY: R.C.E. NO.: 53038  
DATE: 7/23/2024

**CITY OF JURUPA VALLEY**  
STREET IMPROVEMENT PLAN  
5667 MISSION BLVD.  
PLAN AND PROFILE  
ACCT. NO.  
SHEET 2 OF 2  
FOR: W.O. CITY I.D. NO. IP 23-003

# COCKTAIL BAR AND LOUNGE CONCEPTUAL LANDSCAPE PLAN

5667 MISSION BLVD.  
JURUPA VALLEY 92509  
APN: 179-112-026-0000

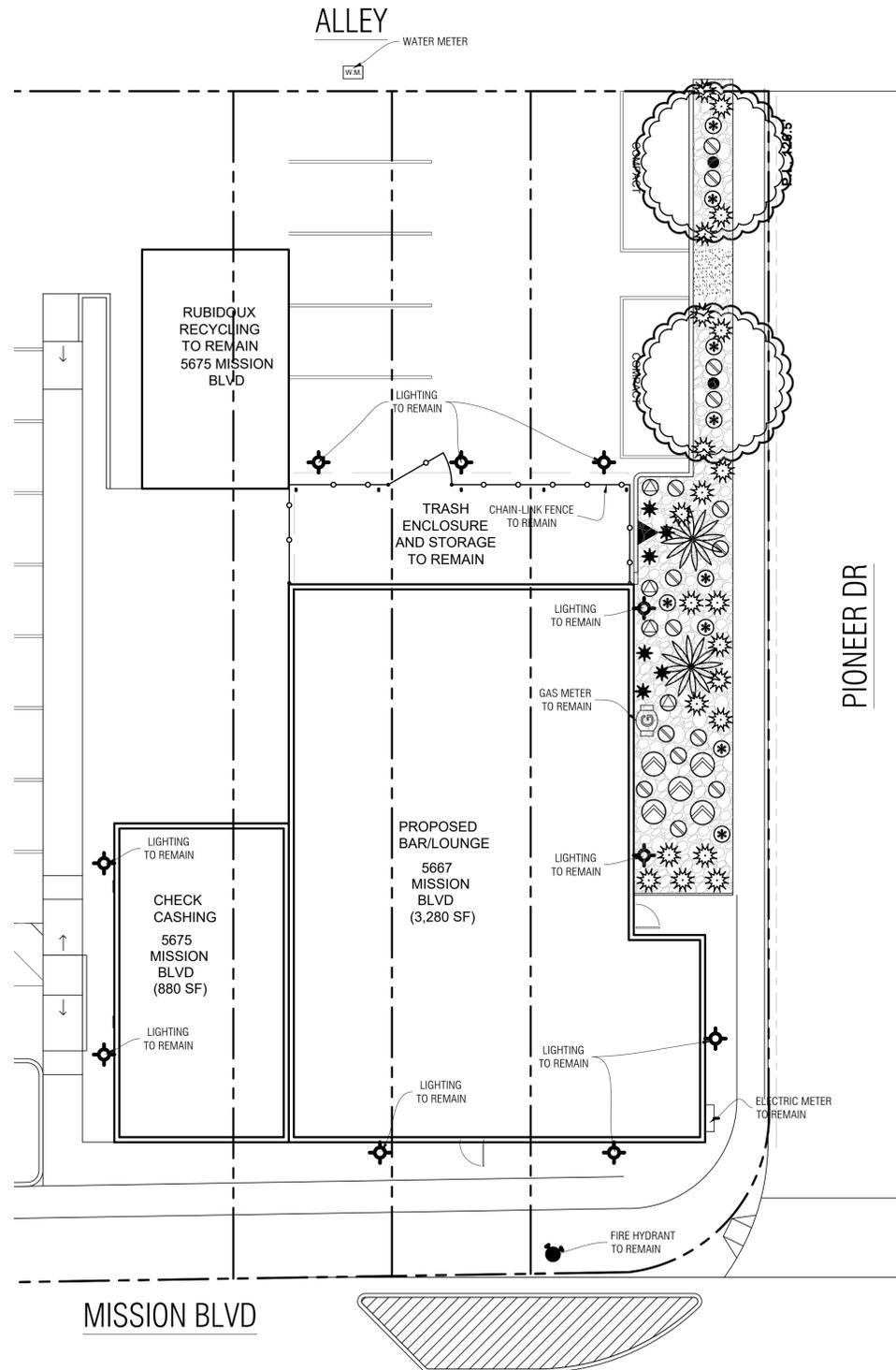
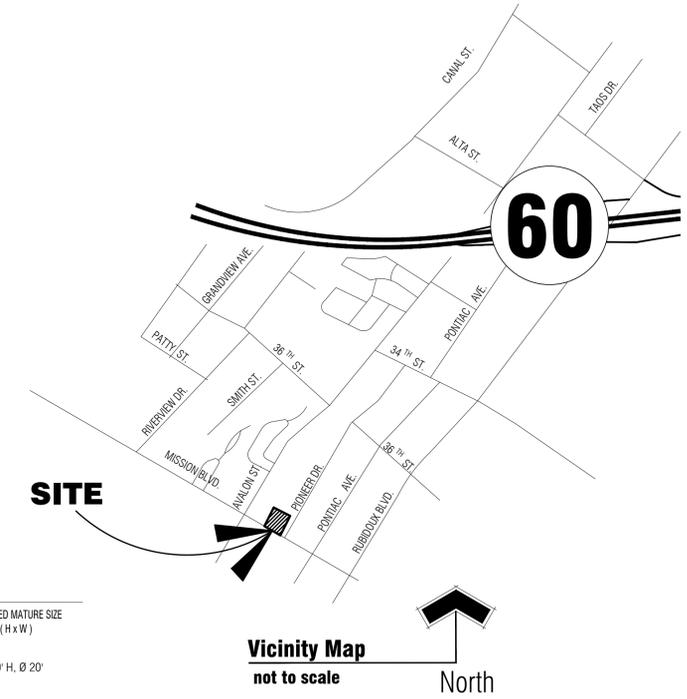
Total Landscape Area: 896 Sq. Ft.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

SIGN *Richard Pope* DATE 4/15/2025

### Applicant:

STUDIO ROCA  
P.O. BOX 850  
RANCHO CUCUAMONGA, CA 91729  
Contact: RICHARD ORTIZ  
Phone: (909) 239-8067  
Email: studio\_roca@yahoo.com



### Planting Legend

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS IV WATER USAGE	INTENDED MATURE SIZE (H x W)
	2	15 Gal.	Acacia baileyana 'Purpurea'	Purple Fernleaf Acacia	Low	20' H, 0' 20'
	6	5 Gal.	Aeonium arboreum 'Schwarzkopf'	Large Purple Aeonium	Low	3' H, 0' 2'
	15	5 Gal.	Agave parryi	Soap Agave	Low	2' H, 0' 2'
	21	5 Gal.	Aloe cameroni	Red Aloe	Low	2' H, 0' 3'
	9	5 Gal.	Aloe striata 'Ghost'	Ghost Aloe	Low	2' H, 0' 2'
	2	5 Gal.	Beaucarnea recurvata	Ponytail Palm	Mod	10' H, 0' 8'
	4	5 Gal.	Crassula arborescens	Silver Dollar Plant	Low	2' H, 0' 2'
	5	5 Gal.	Euphorbia ingens	Candelabra Tree	Low	12' H, 0' 3'
	1	5 Gal.	Gelsemium sempervirens	Carolina Jessamine	Mod	Climbing
	30	Sq. Ft.	3" Thick Layer of Decomposed Granite			
	615	Sq. Ft.	3" Thick Layer of 1" - 2" Rounded Pebbles		Color: Desert Spice Available from Caldtg.com	
			Existing Landscaping to Remain - NOT A PART			

### PLANTING NOTES:

NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.  
IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.  
A 3" DEEP LAYER OF ROUNDED PEBBLE MULCH SHALL BE PLACED IN ALL PLANTING BEDS.  
PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT COUNT PER PLAN.  
THIS PLAN IS FOR AESTHETIC PURPOSES ONLY. RICHARD POPE AND ASSOCIATES IS NOT RESPONSIBLE FOR STRUCTURAL BLOCK WALL DESIGN.  
ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SCREENED.

### CONCEPTUAL PLAN

Scale: 1" = 10'



JOB: 25-09 LKD OKE  
April 14, 2025

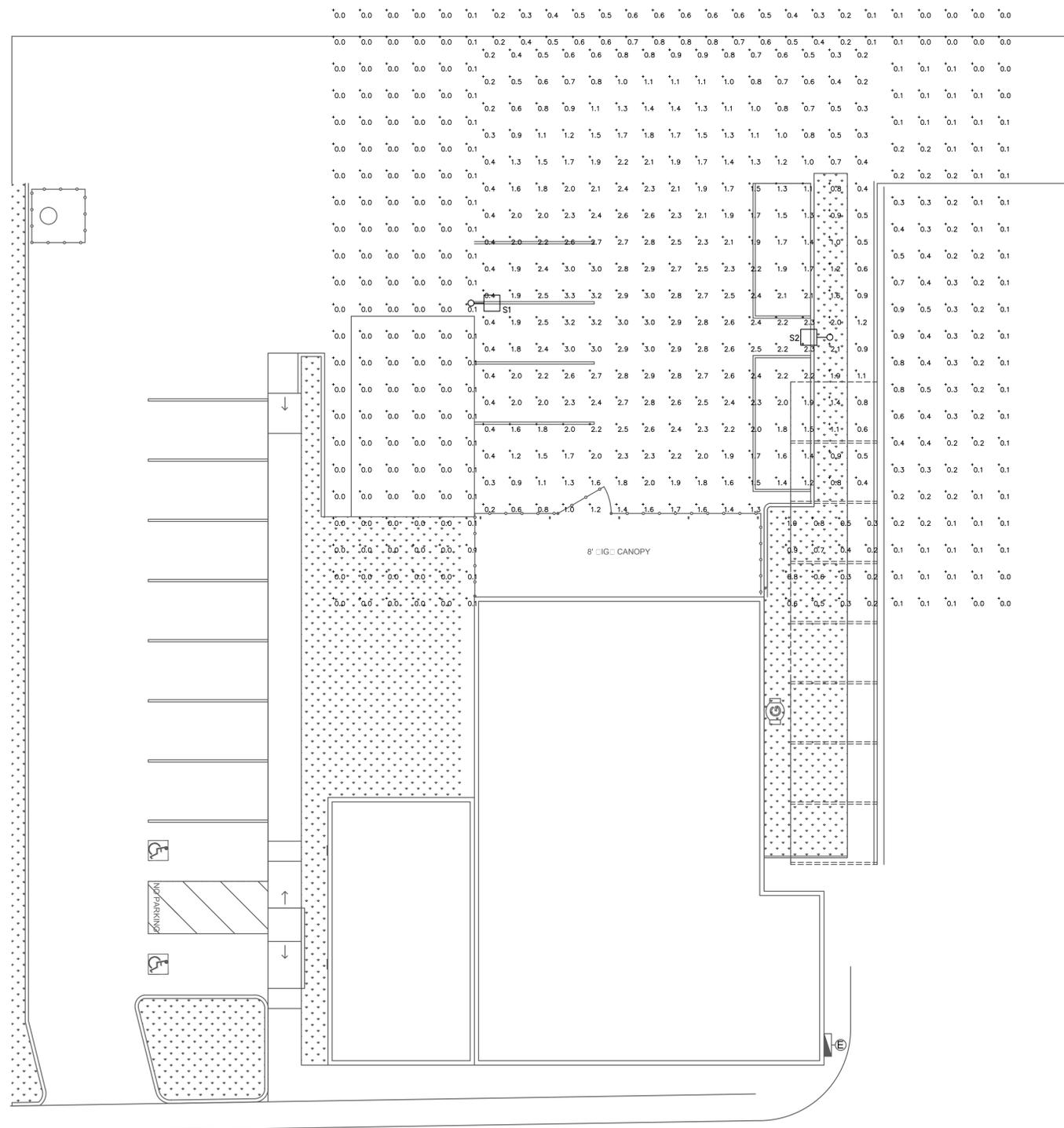


3687 Valencia Ave.  
San Bernardino, CA 92404  
Office phone: (909) 888-5568  
richardpopeassociates.la@gmail.com  
www.richardpopeandassociates.com  
Richard Pope, Landscape Architect CA# 2664

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LIGHTING FIXTURE SCHEDULE								
TYPE	SYMBOL	DESCRIPTION	QTY.	WATTS	TYPE	VOLTS	CATALOG NUMBER	MOUNTING
S1 45		POLE-MOUNTED PARKING LOT LED, TYPE III WITH EXTREME BACKLIGHT CONTROL. ON A 14' SSS 4" POLE ON A 24" CONCRETE BASE	1	45	LED 4000K	120V	LITHONIA DSXOED P2 40K 70CRI BLC3 120 SPA PIR DDBXD SSS 14 4C DDBXD	POLE-MOUNTED AT 16'-0" WITH BACK LIGHT CONTROL
S2 45		POLE-MOUNTED FULL CUTOFF PARKING LOT LED, TYPE III. ON A 14' SSS 4" POLE ON A 24" CONCRETE BASE	1	45	LED 4000K	120V	LITHONIA DSXOED P2 40K 70CRI T3M 120 SPA PIR DDBXD SSS 14 4C DDBXD	POLE-MOUNTED AT 16'-0" WITH BACK LIGHT CONTROL

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING & DRIVE AISLE	+	1.6 fc	3.3 fc	0.2 fc	16.5:1	8.0:1
SPILL LIGHT	+	0.2 fc	1.5 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRIC  
SCALE 1" = 10'-0"



ALAN L. DARLING, P.E.  
**Precision Engineering**  
1192S BLUFF ST. (951) 288-4808  
SANTAQUIN, UT 84655 adarlingpe@msn.com

# COCOTAIL BAR AND LOUNGE

5667 MISSION BLVD., JURUPA VALLEY 92509

OWNER: NOHEMI PENICHE  
16572 WASCLOD DRIVE  
MORENO VALLEY, CA 92551



Project No.  
2025005

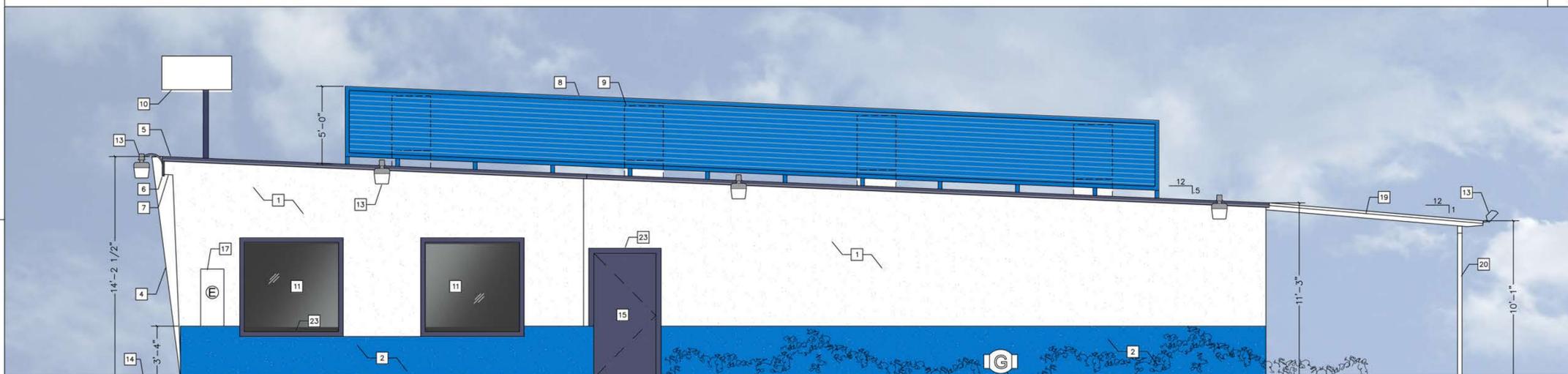
E1-0

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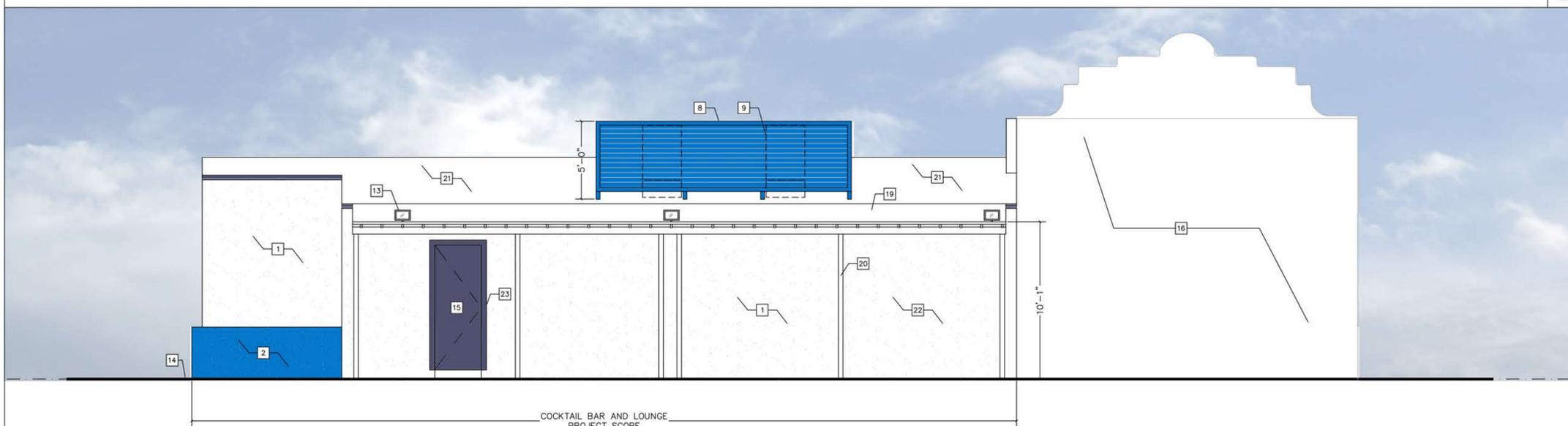
SOUTH ELEVATION

SCALE: 1/4"=1'-0" 1



EAST ELEVATION

SCALE: 1/4"=1'-0" 2



NORTH ELEVATION

SCALE: 1/4"=1'-0" 3

ELEVATION KEYNOTES

- 1 SMOOTH STUCCO FINISH, TYP.  
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 2 SMOOTH STUCCO FINISH, TYP.  
COLOR: SHERWIN WILLIAMS BLUE CHIP SW 6959
- 3 CMU  
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 4 ARCHITECTURAL ORNAMENTATION  
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 5 METAL ROOF FLASHING, TYP.  
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258
- 6 (E) WOOD FASCIA  
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258
- 7 LIGHT FIXTURE CONCEALED IN WOOD FASCIA
- 8 PREFABRICATED METAL SCREEN  
COLOR: SHERWIN WILLIAMS BLUE CHIP SW 6959
- 9 ROOF TOP UNIT, BEYOND MECHANICAL SCREEN
- 10 BUSINESS SIGNAGE
- 11 FAUX WINDOWS: GLASS OVER BLACK FILM TO CONCEAL  
(E) WOOD SIDING, TYP.  
BUILDING ADDRESS PER CFC SECTION 505.1. EACH CHARACTER TO BE 4" MIN. HEIGHT, WITH MIN. STROKE WIDTH OF 1/2"
- 12 (E) LIGHT FIXTURE TO REMAIN, TYP.
- 13 (E) FINISH SURFACE, SLOPE 2% MIN. AWAY FROM BUILDING EXTERIOR.
- 14 (E) SOLID WOOD DOOR TO REMAIN  
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258
- 15 ADJACENT TENANT. NOT IN PROJECT SCOPE
- 16 (E) ELECTRICAL METER
- 17 (E) GAS METER
- 18 WOOD ROOF COVERING ABOVE EXTERIOR STORAGE -  
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 19 (E) POST TO REMAIN, TYP.  
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 20 (E) SLOPED ROOF BEYOND
- 21 TRASH ENCLOSURE SCREENED BY CHAIN LINK FENCE
- 22 (E) WOOD TRIM  
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258
- 23

ELEVATION NOTES

- 1. ALL DETAIL REFERENCES ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS WHETHER SPECIFICALLY REFERENCED OR NOT.
- 2. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.

**STUDIO ROCA**  
 STUDIO ROCA INC.  
 P.O. BOX 850  
 RANCHO CUCAMONGA, CA. 91729  
 Phone: (909) 239-8067  
 Email: studio\_roca@yahoo.com

**TITANIC CEVICHE SPORTS BAR**

5667 MISSION BLVD., JURUPA VALLEY 92509

OWNER: NOHEMI PENICHE  
 16572 WASCLOD DRIVE  
 MORENO VALLEY, CA 92551

2025005 CD

EXTERIOR ELEVATIONS

A4.1

Project No.  
2025005/01

**ATTACHMENT 3:  
BUSINESS PLAN**

# Titanic Ceviche Loco Business Statement

## Executive Summary

Business Name: Titanic Ceviche Loco

Business Type: Seafood Dining & Retail Experience

Location: 5667 Mission Blvd, Jurupa Valley, CA 92509

Owner: Nohemi Peniche

Hours of Operation:

Mon – Thurs: 8:00 AM – 11:00 PM

Fri, Sat, Sun: 8:00 AM – 12:00 AM (midnight, next day)

## Concept:

Titanic Ceviche is a vibrant and modern seafood bar specializing in raw and chilled seafood dishes such as ceviche, oysters, clams, shrimp cocktail, and other ocean-fresh delights. The establishment combines a relaxed yet stylish dining environment with a social, music-driven atmosphere featuring DJs and karaoke nights.

## The business includes:

- \* Raw/Chilled Seafood Dining Area
- \* Retail Space for Branded Merchandise
- \* Waiting Lounge
- \* Bar Area with Alcoholic and Non-Alcoholic Beverages
- \* Live DJ occasionally on Fridays, Saturdays, & Sundays
- \* Karaoke Jukebox

---

## 1. Market Analysis

### Target Market

- \* Young professionals (ages 25–45)
- \* Seafood enthusiasts
- \* Tourists and locals seeking a unique dining experience
- \* Evening socializers
- \* Latin American and Caribbean communities (culturally familiar with ceviche and raw seafood)

### Competitive Advantage

- \* Fusion of dining + entertainment (DJs, karaoke)
- \* Premium, fresh seafood served raw or chilled
- \* Branded retail merchandise for a memorable customer connection
- \* Trendy and modern aesthetic

---

## 2. Services & Offerings

### Core Food Offerings

- \* Classic and regional ceviche varieties
- \* Raw oysters and clams (rotating daily selections)
- \* Shrimp cocktail (traditional and fusion styles)
- \* Tuna tartare and other chilled seafood dishes
- \* Small plate add-ons (plantain chips, avocado, salsa, etc.)

### Beverages

- \* Beer, wine, and cocktails (especially Latin-inspired: mojitos, caipirinhas, micheladas)
- \* Fresh juices and mocktails
- \* Specialty house drinks branded with the Titanic Ceviche name

### Retail Space

- \* T-shirts, hats, tote bags, stickers, reusable cups, hot sauce, branded sauces
- \* Limited-edition merchandise and collabs with local artists

### Entertainment

- \* DJ music Friday, Saturday, Sunday evenings (8 PM – close)
- \* Karaoke via jukebox system
- \* Playlists curated to match dining atmosphere during regular hours

---

## 3. Operations Plan

### Facility Layout

- \* Waiting Area: Comfortable lounge with music and visuals
- \* Dining Area: Indoor seating with capacity for ~40–60 people
- \* Bar Area: Full-service with bar seating
- \* Retail Display: Near entrance and checkout area
- \* Entertainment Zone: DJ booth / Karaoke Jukebox zone

### Staffing Plan

- \* Total Employees per Shift: 4
  - \* 1 Chef / Kitchen Manager
  - \* 1 Server / Waitstaff
  - \* 1 Bartender
  - \* 1 Front-of-House / Retail / Host
- \* Additional part-time staff on Friday and Saturday evenings for increased volume

### Health & Safety

- \* Compliance with local seafood handling, health, and alcohol-serving regulations
- \* Regular temperature checks for raw items

---

## 4. Marketing & Promotion

### Brand Identity

- \* Bold, nautical theme with modern edge
- \* Name evokes a memorable image; interior to match with maritime or vintage ocean vibes

### Marketing Strategies

- \* Social Media: Instagram, TikTok, and Facebook featuring food reels, DJ clips, and customer highlights
- \* Launch Event: Invite influencers, food bloggers, and local press
- \* Merchandise Giveaways: Free T-shirt or sticker with first purchase over \ \$50
- \* Happy Hour Specials: Discounts on oysters and drinks during early evening (4–7 PM)
- \* Loyalty Program: Points earned per visit, discounts or free merchandise after X points

A photograph of a museum exhibit, likely a bar or lounge area, with the text "TITANIC CEVICHE LOCO" overlaid in large, white, outlined letters. The background shows a dimly lit room with wooden paneling, a television screen displaying a news broadcast, and a person sitting at a table. The text is centered and spans across the middle of the image.

**TITANIC  
CEVICHE  
LOCO**

# COCTELES

- VUELVE A LA VIDA** -Come alive -\$18.99  
octopus, shrimp, crab, scallops, oysters
- OSTIONES** -oyster (10 oysters) -\$18.99
- CAMPECHANA** -shrimp and octopus -\$16.99
- LEVANTA MUERTOS** -\$16.99  
shrimp, octopus, and abalone (imitacion)
- CAMARONES** -shrimp -\$16.99
- PULPO** -octopus -\$16.99
- CALLODEHACHA** -original scallops -\$25.99
- LEVANTATE LAZARO** -\$18.50  
shrimp, oyster, lemon cooked shrimp,  
3 oysters

## CEVICHE DE CAMARON CON MANGO

-\$13.99  
-shrimp ceviche, tomato, onion, cilantro,  
with mango

## CAMARON - PULPO - ABULON

-\$11.99  
-shrimp - octopus, abalone, tomato,  
onion, cilantro

# MENU

## OSTIONES - OYSTERS

- EN SU CONCHA** - 1/2 dozen -\$15.99  
-dozen -\$29.99
- PREPARADOS** - 1/2 dozen -\$21.99  
-dozen -\$39.99
- SHOTS CON OSTIONES**  
- 1/2 dozen -\$22.99  
-dozen -\$45.99

## NOVILLERA

-\$9.99

## MIXTA (MIXED SEAFOOD)

-\$13.99

## PESCADO (FISH)

-\$9.99

## CAMARON (SHRIMP)

-\$10.99

\*\* eating raw oysters may be harmful to your health. If you suffer from stomach, liver or blood related illnesses refrain from eating uncooked products.

**ATTACHMENT 4:**  
**AIRPORT LAND USE COMMISSION LETTER**



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

August 14, 2025

Rene Aguilar, Senior Planner  
City of Jurupa Valley Planning Department  
8930 Limonite Avenue  
Jurupa Valley CA 92509

**CHAIR**  
Steve Manos  
Lake Elsinore

**VICE CHAIR**  
Steve Sanchez  
La Quinta

**COMMISSIONERS**

John Lyon  
Riverside

Michael Lewis  
Palm Springs

Richard Stewart  
Moreno Valley

Michelle Geller  
Riverside

Vernon Poole  
Murrieta

**STAFF**

Director  
Paul Rull

Simon Houseman  
Jackie Vega  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR’S DETERMINATION**

File No.: ZAP1045FL25  
Related File No.: MA24018 (Site Development Review)  
APNs: 179-112-026  
Airport Zone: Compatibility Zone D

Dear Mr. Aguilar,

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Jurupa Valley Case No. MA24018 (Site Development Review), a proposal to construct a 2,000 square foot Bar/Restaurant on 0.44-acres, located at 5667 Mission Boulevard.

The project is located within Compatibility Zone D of Flabob Airport Influence Area, which restricts non-residential intensity to 100 people per average acre and 300 people per single acre. The project proposes a 2,000 square foot Bar/ Restaurant consisting of 467 square feet of dining/assembly area, 332 square feet of retail area, 81 square feet of kitchen area, and 69 square feet of storage area, accommodating a total occupancy of 40 people, resulting in an average acre intensity of 91 people per acre, which is consistent with zone D criteria of 100 people per average acre, and a single acre intensity of 40 people per acre, which is consistent with zone D criteria of 300 people per single acre.

The elevation of Runway 6-24 at its westerly terminus is approximately 750 feet above mean sea level (AMSL). Due to the runway length (3,200 feet), the relevant slope for notice purposes is a 50:1 surface. At a distance of approximately 3,261 feet from the runway to the above-referenced parcel, Federal Aviation Administration (FAA) review would be required for any structures with top point exceeding 815 feet AMSL. The project’s site elevation of 789 feet AMSL with a proposed 16 foot tall building would result in a top point elevation of 805 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required

Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The nearest portion of the project is located 3,261 feet from the runway, and therefore would be subject to the above

## AIRPORT LAND USE COMMISSION

requirement. The project site is existing and the applicant is not proposing new water quality basins.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2004 Flabob Airport Land Use Compatibility Plan, provided that the City of Jurupa Valley applies the following recommended conditions:

### CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Highly noise-sensitive outdoor nonresidential uses and hazards to flight.
  - (f) Any use which results in a hazard to flight, including physical (e.g. tall objects), visual, and electronic forms of interference with the safety of aircraft operations.
3. The attached notice of airport in vicinity shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice.
4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the

## AIRPORT LAND USE COMMISSION

guidance provided in ALUC “LANDSCAPING NEAR AIRPORTS” brochure, and the “AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT” brochure available at [RCALUC.ORG](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist. The infiltration basin shall be designed in accordance with all parameters identified in the Wildlife Hazard Management at Riverside County Airports: Background and Policy.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: “There is an airport nearby. This infiltration trench basin is designed to hold stormwater for only 72 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes”. The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the infiltration trench.

5. This project has been evaluated as consisting of a proposal to construct a 2,000 square foot Bar/Restaurant on 0.44-acres. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP criteria, at the discretion of the ALUC Director.

If you have any questions, please contact me, at (951) 955-6893

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Nohemi Peniche (applicant)  
Richard Ortiz (representative)  
Samuel Ramirez (property owner)  
Beth LaRock, Manager, Flabob Airport  
ALUC Case File

\\tlma-22fsp02\ALUC\AIRPORT CASE FILES\Flabob\ZAP1045FL25\ZAP1045FL25.LTR.doc

# NOTICE

**THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**



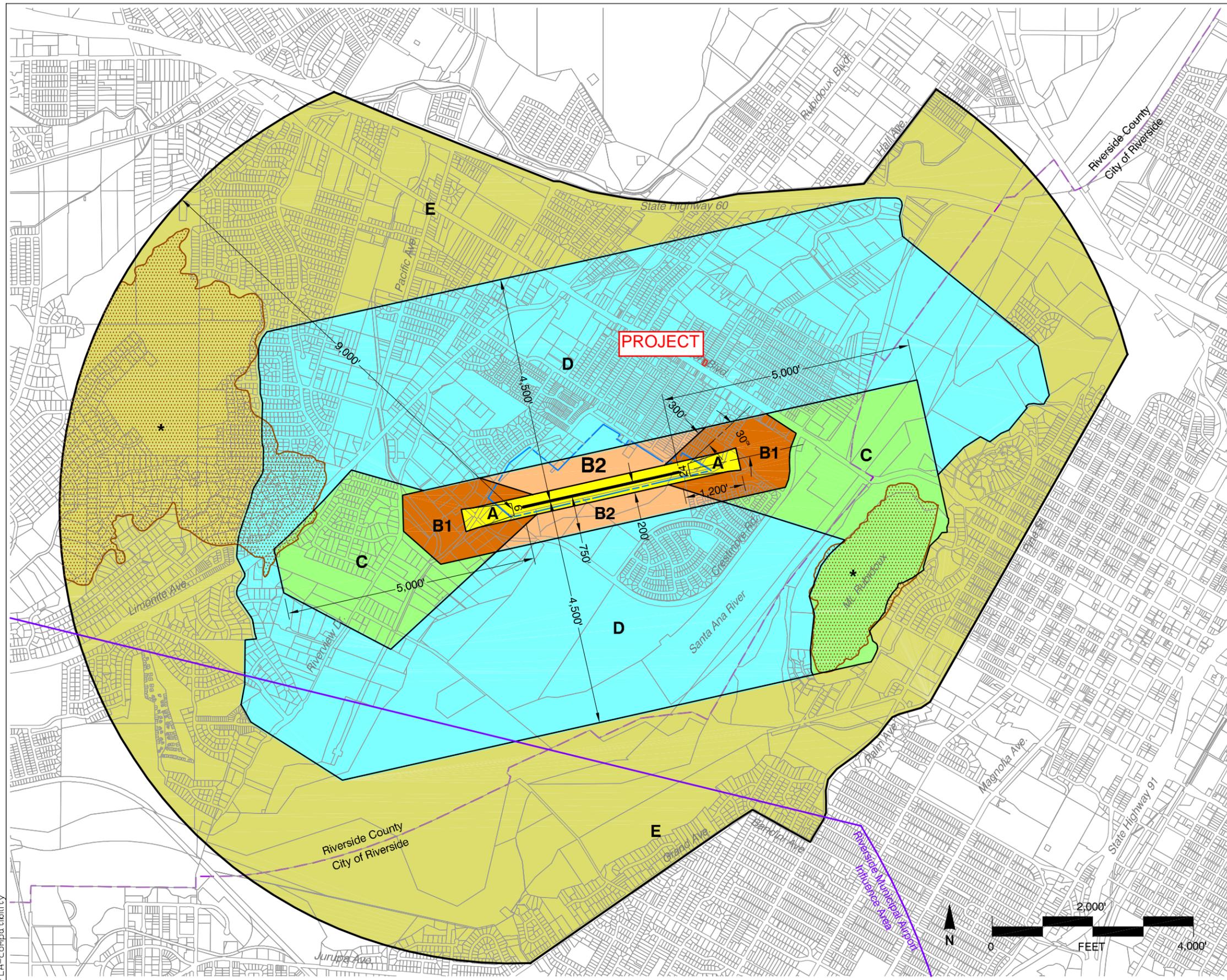
**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



**Legend**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
  - Height Review Overlay Zone

- Boundary Lines**
- Airport Property Line
  - City Limits

**Note**  
 Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.  
  
 See Chapter 2, Table 2A for compatibility criteria associated with this map.

**Riverside County**  
**Airport Land Use Commission**  
**Riverside County**  
**Airport Land Use Compatibility Plan**  
**Policy Document**  
 (Adopted December 2004)

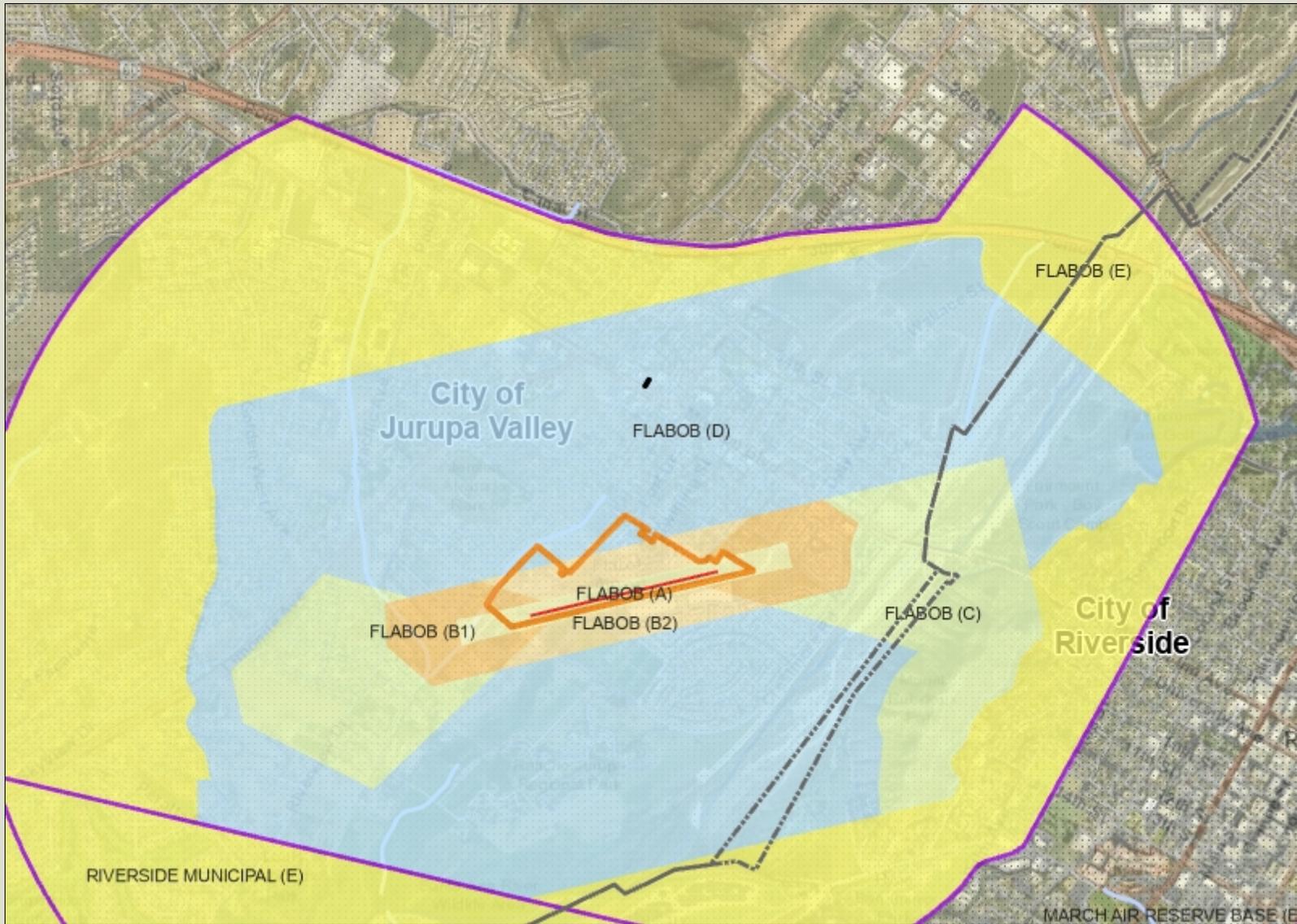
Map FL-1

**Compatibility Map**  
**Flabob Airport**



FLA-compatibility

# Map My County Map



## Legend

- County Boundary
  - City Boundaries
  - Runways
  - Airports
  - Airport Influence Areas
- Airport Compatibility Zones**
- A,BANNING MUNICIPAL
  - A,BERMUDA DUNES
  - A,BLYTHE
  - A,CHINO
  - A,CHIRIACO SUMMIT
  - A,CORONA MUNICIPAL
  - A,DESERT CENTER
  - A,FLABOB
  - A,FRENCH VALLEY
  - A,HEMET-RYAN
  - A,JACQUELINE COCHRAN
  - A,MARCH AIR RESERVE BASE
  - A,PALM SPRINGS INTERNATIONAL
  - A,PERRIS VALLEY
  - A,RIVERSIDE MUNICIPAL
  - A-EXC1,MARCH AIR RESERVE B.
  - B1,BANNING MUNICIPAL
  - B1,BERMUDA DUNES
  - B1,BLYTHE
  - B1,CHINO
  - B1,CHIRIACO SUMMIT



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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## Notes

# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, County
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- A,BANNING MUNICIPAL
- A,BERMUDA DUNES
- A,BLYTHE
- A,CHINO
- A,CHIRIACO SUMMIT
- A,CORONA MUNICIPAL
- A,DESERT CENTER
- A,FLABOB
- A,FRENCH VALLEY
- A,HEMET-RYAN
- A,JACQUELINE COCHRAN
- A,MARCH AIR RESERVE BASE
- A,PALM SPRINGS INTERNATION.
- A,PERRIS VALLEY
- A,RIVERSIDE MUNICIPAL
- A-EXC1,MARCH AIR RESERVE B.
- B1,BANNING MUNICIPAL
- B1,BERMUDA DUNES
- B1,BLYTHE



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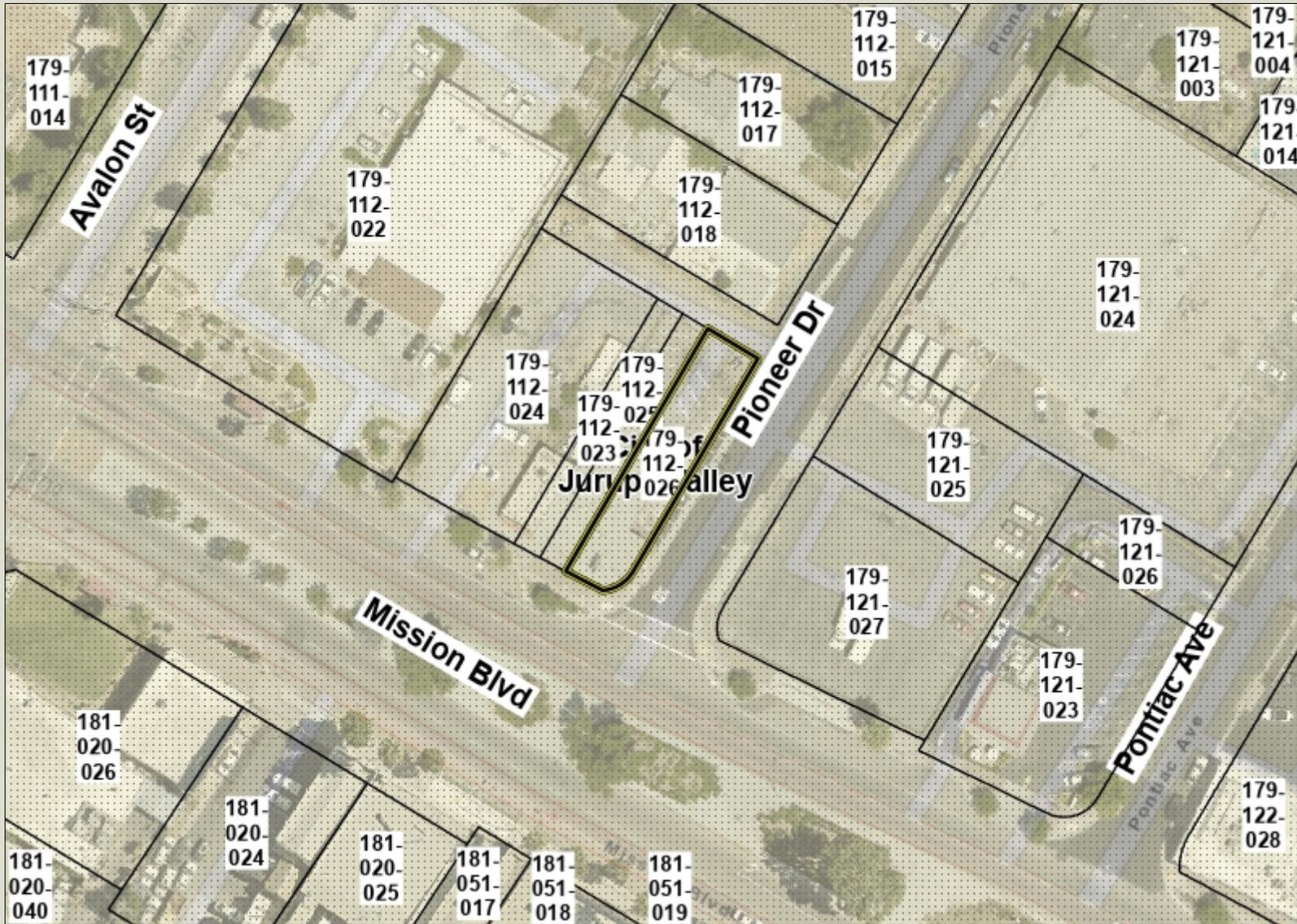
## Notes

0 96 192 Feet

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# Map My County Map



- Legend**
- County Boundary
  - City Boundaries
  - Parcel APNs
  - Parcels, County
  - County Centerline Names
  - Blueline Streams
  - City Areas
  - World\_Street\_Map

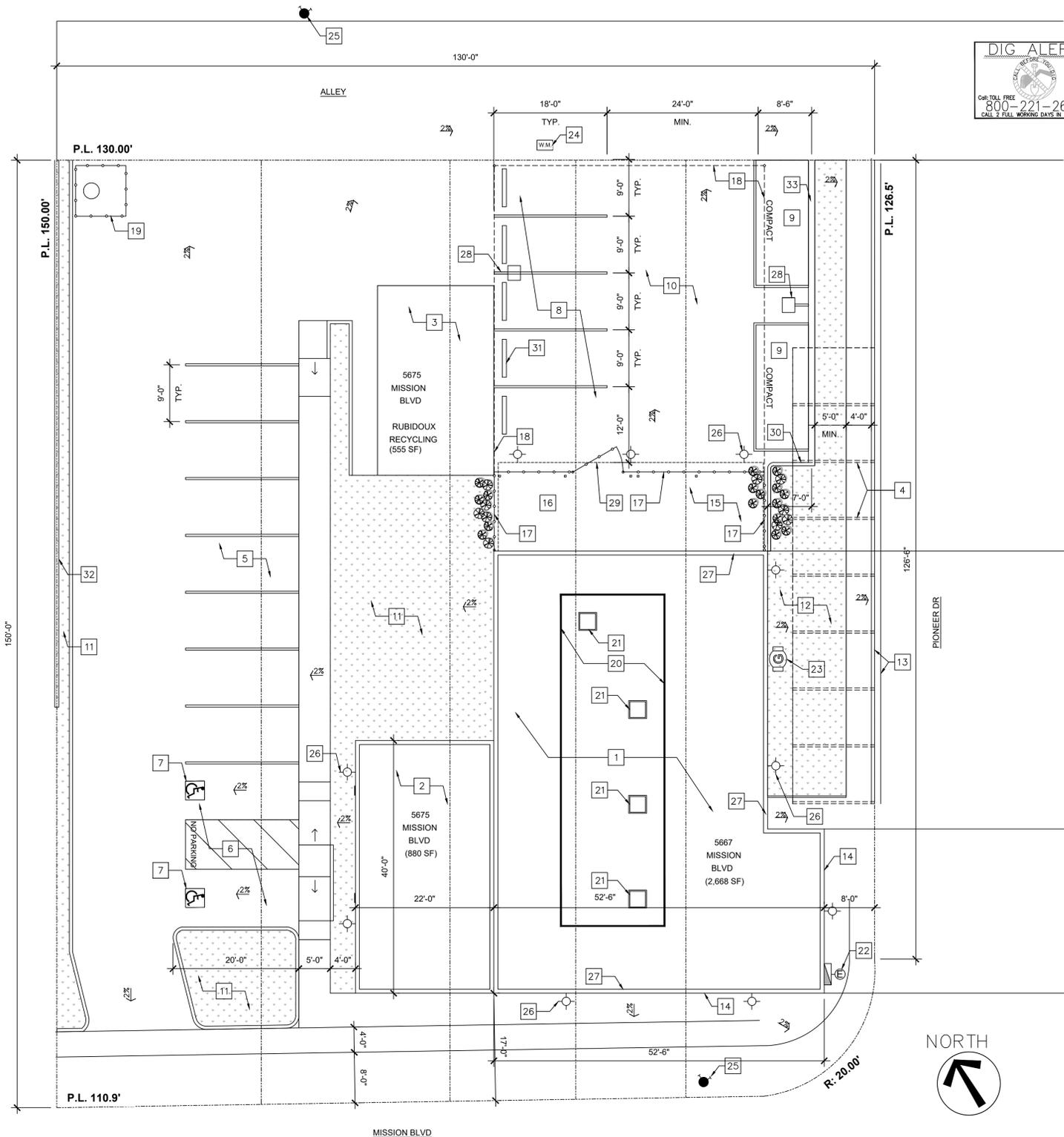


**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

**Notes**



ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF RICHARD ORTIZ DEVELOPED FOR USE ON THIS PROJECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF RICHARD ORTIZ.



**SHEET INDEX**

- A0.1 TITLE SHEET / SITE PLAN / GENERAL NOTES
- 1 STREET IMPROVEMENT GENERAL NOTES AND TYPICAL SECTION
- 2 STREET IMPROVEMENT PLAN, DETAILS, AND SECTIONS
- CONCEPTUAL LANDSCAPE PLAN
- E1-0 SITE LIGHTING PHOTOMETRIC
- A4.1 COLORED EXTERIOR ELEVATIONS

**PROJECT DATA**

**PROJECT DESCRIPTION:** MA24018 - CUP NO. 24002  
 • INSTALL MECHANICAL SCREENS AT ROOFTOP HVAC UNITS  
 • (N) FAUX WINDOWS TO CONCEAL (E) WOOD SIDING FINISH  
 • REMOVE STRIPED STREET PARKING AND ADD OFF STREET PARKING STALLS  
 • ADD LANDSCAPING  
 • REMOVE (E) CHAIN LINK FENCE

**HOURS OF OPERATION:** MONDAY THRU SUNDAY, 10 AM TO 1 AM

**JURISDICTION:** JURUPA VALLEY, CALIFORNIA

**CONSTRUCTION TYPE:** TYPE: VB

**OCCUPANCY GROUP:** A-2

**ZONING:** RUBIDOUX VILLAGE CENTER (R-V)  
**LAND USE DESIGNATION:** COMMERCIAL RETAIL (C-R)

**CALIFORNIA CLIMATE ZONE:** 10

**APPLICABLE CODES:** 2022 CALIFORNIA BUILDING CODE  
 2022 CALIFORNIA ELECTRICAL CODE  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA PLUMBING CODE  
 2022 GREEN BUILDING STANDARDS CODE (CALGREEN)  
 2022 BUILDING ENERGY EFFICIENCY STANDARDS

**ASSESSOR'S PARCEL NO.:** 179-112-026

**NO. OF STORIES:** ONE-STORY

**FIRE SPRINKLERS:** NO

**HEIGHT:** 14'-2" (E) TO REMAIN  
 (50'-0" MAX. ALLOWED)

**PROJECT NO.:** 20245005

**PROJECT DATA**

**CITY:** JURUPA VALLEY  
**COUNTY:** RIVERSIDE  
**LOT SIZE (TOTAL PROJECT SITE):** 19,283 SQ. FT. (0.44 ACRE)

**AREA ANALYSIS**

(ENTIRE SITE)  
**TOTAL LOT AREA:** 19,283 SQ. FT. (0.44 ACRE)  
**TOTAL BUILDING AREA:** 555 SF. + 880 SF. + 2,668 SF. = 4,103 SF. (21%)  
**DRIVEWAY AND WALKWAYS:** 11,798 SQ. FT. (61%)  
**TOTAL LOT COVERAGE:** 15,901 SQ. FT. (82%)

**PARKING ANALYSIS**

DATA	CALCULATION	SPACES REQUIRED
4 EMPLOYEES @ COCKTAIL BAR & LOUNGE	1 SPACE PER 2 EMPLOYEES	2
2,300 SF OF SERVING AREA	1 SPACE PER 45 SF OF SERVING AREA	51
ADJACENT TENANT: SMOKE SHOP & CHECK CASHING = 800 SF	1 SPACE PER 200 SF	4
RECYCLING CENTER = 555 SF	1 SPACE PER 5,000 SF	1
<b>TOTAL REQUIRED</b>		<b>58</b>
<b>16 TOTAL PARKING SPACES PROVIDED</b>		

**SITE PLAN KEYNOTES**

- 1 COCKTAIL BAR AND LOUNGE
- 2 ADJACENT TENANT & CHECK CASHING
- 3 (E) RECYCLING CENTER TO REMAIN
- 4 (E) STREET PARKING TO BE REMOVED, TYP.
- 5 (E) PARKING TO REMAIN. ADJACENT TENANT'S PARKING TO BE SHARED WITH COCKTAIL BAR & LOUNGE
- 6 (E) ACCESSIBLE PARKING TO REMAIN
- 7 (E) ACCESSIBLE PARKING SIGNAGE
- 8 (N) STANDARD PARKING STALLS
- 9 (N) COMPACT PARKING STALL
- 10 (E) PAVING TO REMAIN. PATCH AND REPAIR AS NECESSARY. SEE SITE NOTE #2
- 11 (E) LANDSCAPING TO REMAIN
- 12 (N) LANDSCAPING
- 13 (N) CURB AND GUTTER
- 14 (N) FAUX WINDOWS TO CONCEAL (E) BLUE WOOD SIDING FINISH, TYP.
- 15 (E) OUTDOOR STORAGE TO REMAIN
- 16 TRASH ENCLOSURE
- 17 (E) CHAIN LINK FENCE TO REMAIN.
- 18 (E) CHAIN LINK FENCE TO BE REMOVED
- 19 (E) PROPANE ENCLOSURE TO REMAIN
- 20 (N) PREFABRICATED METAL MECHANICAL SCREENS AT ROOF
- 21 HVAC ROOFTOP UNIT
- 22 (E) ELECTRICAL METER TO REMAIN
- 23 (E) GAS METER TO REMAIN
- 24 (E) WATER METER TO REMAIN
- 25 (E) FIRE HYDRANT
- 26 (E) LIGHTING TO REMAIN, TYP.
- 27 ENTRY / EXIT DOOR
- 28 (N) SITE LIGHTING FIXTURE. SEE ELECTRICAL
- 29 OUTLINE OF (E) WOOD-FRAMED ROOF COVERING ABOVE
- 30 CONCRETE CURB
- 31 CONCRETE WHEEL STOP, TYP.
- 32 (E) 9' HIGH CMU WALL TO REMAIN
- 33 12" CONCRETE CURB STEP-OUT

**SITE PLAN**

SCALE: 1"=10'-0" 1

**SITE NOTES**

1. OWNER(S) AND TENANTS TO MAINTAIN ANY LANDSCAPING, PAINT, AND FENCING TO ENSURE THAT THE SITE IS PROPERLY MAINTAINED TO A HIGH STANDARD.
2. SURFACING STANDARDS: CONCRETE SURFACING WITH A MINIMUM THICKNESS OF 32 INCHES, WITH EXPANSION JOINTS; OR ASPHALTIC CONCRETE PAVING COMPACTED TO A MINIMUM THICKNESS OF THREE INCHES ON FOUR INCHES OF CLASS 2 BASE, A BASE OF DECOMPOSED GRANITE OR EQUIVALENT COMPACTED TO A MINIMUM THICKNESS OF THREE INCHES TO ACT AS AN ALL WEATHER SURFACING MATERIAL.
3. LIGHTING FACILITIES SHALL BE LOCATED TO PREVENT LIGHTS FROM SHINING DIRECTLY ONTO ADJOINING PROPERTIES OR STREETS. PARKING AREA LIGHTING SHALL BE OF AN ENERGY-EFFICIENT TYPE.
4. ANY GRAFFITI PAINTED OR MARKED ON THE PREMISES OR ANY ADJACENT AREA UNDER CONTROL OF THE APPLICANT SHALL BE REMOVED OR PAINTED OVER WITHIN 48 HOURS OF ITS APPLICATION. IF THE APPLICANT FAILS TO REMOVE OR PAINT OVER GRAFFITI WITHIN 48 HOURS OF WRITTEN NOTIFICATION BY THE CITY, THE CITY SHALL BE AUTHORIZED TO ENTER THE PROPERTY FOR THE SOLE PURPOSE OF REMOVING THE GRAFFITI AND INVOICE THE APPLICANT FOR THE WORK.
5. ELECTRICAL LINES AT PROPERTY ARE SINGLE PHASE AT 120/240 VOLTS

**PROJECT TEAM**

**OWNER - APPLICANT:**  
 NOHEMI PENICHE  
 16572 WASCLOD DRIVE  
 MORENO VALLEY, CA 92551

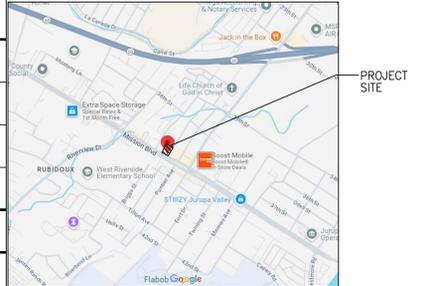
**DESIGNER:**  
 RICHARD ORTIZ  
 P.O. BOX 850  
 RANCHO CUCAMONGA, CA 91729  
 OFFICE: (909) 239-8067  
 CONTACT: RICHARD ORTIZ  
 studio\_roca@yahoo.com

**STREET IMPROVEMENT:**  
 SAKE ENGINEERS, INC.  
 400 S. RAMONA AVE., STE. 202  
 CARONA, CA 92879  
 OFFICE: (951) 279-4041  
 CONTACT: SAM AKBARPOUR, PE  
 sam@saakeengineers.com

**LANDSCAPING:**  
 RICHARD POPE & ASSOCIATES  
 3687 VALENCIA AVE.  
 SAN BERNARDINO, CA 92404  
 OFFICE: (909) 888-5588  
 CONTACT: RICHARD POPE  
 richardpopeassociates.la@gmail.com

**ELECTRICAL:**  
 PRECISION ENGINEERING  
 32230 CALLE BALAREZA  
 TEMECULA, CA 92592  
 (951) 288-4808  
 CONTACT: ALAN DARLING, PE  
 adarling@psn.com

**VICINITY MAP**



**STUDIO ROCA INC.**  
 P.O. BOX 850  
 RANCHO CUCAMONGA, CA. 91729  
 Phone: (909) 239-8067  
 Email: studio\_roca@yahoo.com

**TITANIC CEVICHE SPORTS BAR**

5667 MISSION BLVD., JURUPA VALLEY 92509

OWNER: NOHEMI PENICHE  
 16572 WASCLOD DRIVE  
 MORENO VALLEY, CA 92551

2025005 CD

**TITLE SHEET / SITE PLAN**

A0.1

Project No. 202500501

**GENERAL STREET IMPROVEMENT NOTES:**

- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF JURUPA VALLEY FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND /OR PERMITS MAY BE REQUIRED.
- THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEARING OF THE WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. THIS INCLUDES UNDERGROUNDING OF EXISTING OVERHEAD LINES ALONG THE PROJECT FRONTAGE AS REQUIRED BY THE CONDITIONS OF APPROVAL. PERMITEE MUST INFORM THE CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. PHONE: (951) 332-6464
- THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO RIVERSIDE COUNTY STANDARD NO. 816.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION, COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461. IF CONSTRUCTION CENTERLINE DIFFERS, PROVIDE A TIE TO EXISTING CENTERLINE OF RIGHT-OF-WAY PRIOR TO ROAD CONSTRUCTION, SURVEY MONUMENTS INCLUDING CENTERLINE MONUMENTS, THE POINTS, PROPERTY CORNERS AND BENCH MARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS.
- ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET. INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, STORM DRAINS.
- CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO RIVERSIDE COUNTY STANDARD NO. 206 AND/OR NO. 207, AS DIRECTED IN THE FIELD.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THE STATE RIGHT-OF-WAY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE COUNTY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR REVIEW TO THE CITY PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
- ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS FOR PARCEL AND TRACT MAPS SHALL BE TAKEN AND MAY BE TAKEN FOR PERMIT CASES BY THE CITY AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
- ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN 14 DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 3, 7, 39, AND 94 OF THE STATE STANDARD SPECIFICATIONS.
- PRIME COAT IS REQUIRED PRIOR TO PAVING ON ALL GRADES IN EXCESS OF TEN PERCENT.
- INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE NO. 461 AND THE COMPREHENSIVE LANDSCAPING GUIDELINES (CHOOSE THREE SPECIES AND NAME THEM HERE).
- STREETLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN.
- AS DETERMINED BY THE TRAFFIC ENGINEER, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
- ONLY LANDSCAPING CONSISTING OF GRASS AND PARKWAY TREES MAY BE INSTALLED WITHIN PARKWAYS ON LOCAL RESIDENTIAL STREETS WITHOUT SEPARATE LANDSCAPE PLANS. ALL OTHER TYPES OF LANDSCAPING IN THESE AREAS, AND ALL LANDSCAPING ON ALL OTHER STREETS SHALL REQUIRE SEPARATE LANDSCAPE PLANS.
- ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THOSE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY THE CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT.
- A CONSTRUCTION PROJECTS MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB). PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
- PRIOR TO ANY CONSTRUCTION, THE DEVELOPER SHALL PROVIDE THE CITY A COPY OF THE NOI WITH A VALID WQID NUMBER.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE TRAFFIC ENGINEER OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
- FOR ALL DRIVEWAY RECONSTRUCTION BEYOND RIGHT-OF-WAY, PROOF OF DRIVEWAY OWNER NOTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.

**UTILITIES**

ELECTRIC \_\_\_\_\_ SOUTHERN CALIFORNIA EDISON COMPANY (800) 655-4555  
 GAS \_\_\_\_\_ SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200  
 WATER \_\_\_\_\_ RUBIDOUX COMMUNITY SERVICE DISTRICT (951) 684-7580  
 SEWER \_\_\_\_\_ RUBIDOUX COMMUNITY SERVICE DISTRICT (951) 684-7580  
 TELEPHONE \_\_\_\_\_ VERIZON (800) 922-0244  
 CABLE TV \_\_\_\_\_ CHARTER CABLE (855) 757-7328  
 SCHOOL DISTRICT \_\_\_\_\_ JURUPA UNIFIED SCHOOL DISTRICT (951) 360-4100

**NOTICE TO CONTRACTORS:**

- CONTRACTOR SHALL POTHOLE AT THE TIE-IN STATIONS AND AT ANY OTHER POINTS OF POTENTIAL CONFLICTS WITH UNDERGROUND FACILITIES BEFORE STARTING CONSTRUCTION; EXISTING SUBSURFACE UTILITY DATA ON DRAWINGS WERE COMPILED FROM INFORMATION FURNISHED BY VARIOUS SOURCES. NEITHER THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION SHOWN IS GUARANTEED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER MAINS, GAS MAINS, SANITARY SEWERS, STORM DRAINS, ELECTRIC CONDUITS, TELEPHONE LINES AND ANY OTHER UTILITIES WHICH MAY CONFLICT WITH THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE RING AND COVER SHALL BE ADJUSTED IN THE FIELD TO MATCH THE FINISHED SURFACE OF THE PAVEMENT TO FORM A SMOOTH DRIVING SURFACE. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS FOR THE REPAIR OF ANY AND ALL DAMAGE TO THE CONTRACT WORK OR TO ANY UTILITY (WHETHER PREVIOUSLY KNOWN OR DISCLOSED DURING THE WORK) AS MAY BE CAUSED BY HIS OPERATIONS. UTILITIES NOT SHOWN ON THE DRAWING TO BE RELOCATED OR ALTERED BY OTHERS SHALL BE MAINTAINED BY THE CONTRACTOR. AT THE COMPLETION OF THE CONTRACT WORK, THE CONTRACTOR SHALL LEAVE ALL UTILITIES AND APPURTENANCES IN A CONDITION SATISFACTORY TO THE OWNERS AND THE CITY.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE COUNTY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES, ENTERING OR LEAVING IMPROVEMENT.
- ALL AREAS SHALL SLOPE A MINIMUM OF 1.0% TO STREETS, DRIVE OR SWALE UNLESS OTHERWISE NOTED.
- QUANTITIES SHOWN HERE ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO PERFORM HIS OWN QUANTITY TAKEOFF.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS; DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY/COUNTY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY/COUNTY OR ENGINEER OF RECORD.

**UNDERGROUND STRUCTURES:**

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT THE OWNER BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED. NOT INDICATED ON THE PUBLIC RECORDS EXAMINED. LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED BY THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

**LEGEND:**

- |                         |                             |
|-------------------------|-----------------------------|
| (1) = CURVE DATA        | ----- = FENCE LINE          |
| (2) = CONST. NOTE       | ▭ = RAMP                    |
| G.B. = GRADE BREAK      | ☉ = STREET LIGHT            |
| H.P. = HIGH POINT       | ⊗ = WATER METER             |
| E.P. = EDGE OF PAVEMENT | FL = FLOW LINE              |
| TC = TOP OF CURB        | F.G. = FINISHED GRADE       |
| FS = FINISHED SURFACE   | DDC = DOUBLE DETECTOR CHECK |
| W.V. = WATER VALVE      | BM = BENCH MARK             |
| W = WATER MAIN          | LS = LANDSCAPING            |
| WS = WATER SERVICE      | T.G. = TOP OF GRATE         |
| IRR = IRRIGATION LINE   | INV. = INVERT ELEVATION     |
|                         | A.C. = ASPHALT CONCRETE     |

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER				CITY

**OWNER/DEVELOPER:**

MARIE SORBELLO  
 4805 BRENTWOOD AVE.  
 RIVERSIDE, CA 92506  
 (909) 251-7750 PH.

**ENGINEER:**

SAKE ENGINEERS, INC.  
 400 S. RAMONA AVE., STE. 202  
 CORONA, CA 92879  
 (951) 279-4041 PH.

**TOPOGRAPHY:**

LANDMARK SURVEYING  
 MAPPING & ENGINEERING INC.  
 14586 CHOKE CHERRY DRIVE  
 VICTORVILLE, CA 92392  
 (760) 955-4141 PH.  
 (760) 955-3441 FAX

**ASSESSORS PARCEL NO.:**

179-112-026

**FLOOD ZONE**

ZONE X  
 MAP: 060650043G, DATED: 08/28/2008

**DECLARATION OF ENGINEER OF RECORD**

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF JURUPA VALLEY IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH CITY PROCEDURES, APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS. AS ENGINEER OF RECORD (EOR), I AGREE TO INDEMNIFY AND HOLD THE CITY OF JURUPA VALLEY, THE JURUPA VALLEY HOUSING AUTHORITY, AND THE JURUPA VALLEY COMMUNITY SERVICES DISTRICT (CSD), ITS OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY OF CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENCE ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD. I HAVE READ AND INFORMED THE PROJECT APPLICANT/DEVELOPER THAT APPROVAL OF THESE PLANS DO NOT RELIEVE THEM FROM THE REQUIREMENTS OF THE CONDITIONS OF APPROVAL (ATTACHED HEREIN OR IN OTHER APPROVED IMPROVEMENT PLANS). I ALSO HEREBY DECLARE THAT I HAVE COMPARED THESE PLANS WITH ALL APPLICABLE ADA TITLE 11 AND TITLE 24 REQUIREMENTS FOR DISABILITY ACCESS FOR THIS PROJECT, AND THESE PLANS ARE IN FULL COMPLIANCE WITH THOSE REQUIREMENTS.

SIGNATURE OF ENGINEER OF RECORD: SAM AKBARPOUR  
 PRINT NAME  
 LICENSE NUMBER: 53038  
 DATE: 9/12/2024

**AS-BUILT CERTIFICATION**

I HEREBY CERTIFY THAT AS THE ENGINEER IN RESPONSIBLE CHARGE OF WORK FOR THIS PROJECT, I HAVE REVIEWED THE ENGINEERING WORK AS SHOWN ON THESE PLANS TO DETERMINE GENERAL COMPLIANCE WITH PLANS AND SPECIFICATIONS, AND THAT THE COMPLETED CONSTRUCTION IS IN CONFORMANCE WITH THESE PLANS.

CIVIL ENGINEER OF RECORD: \_\_\_\_\_  
 SAM AKBARPOUR



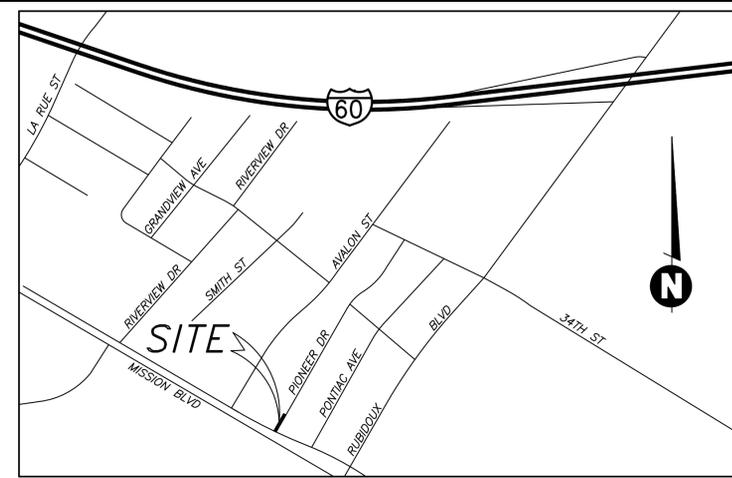
# CITY OF JURUPA VALLEY, STATE OF CALIFORNIA

# STREET IMPROVEMENT PLAN

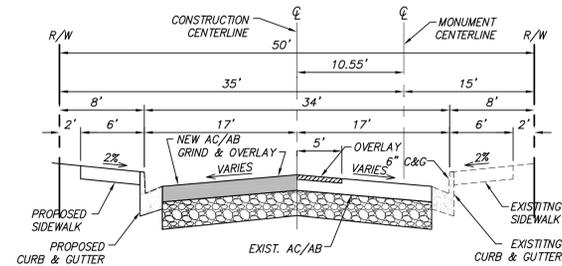
FOR

## 5667 MISSION BLVD.

IP 24-00



**VICINITY MAP**  
 NTS



**TYPICAL SECTION: MISSION BOULEVARD**

NTS

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:**

- CONTRACTOR SHALL POTHOLE AT THE TIE-IN STATIONS AND AT ANY OTHER POINTS OF POTENTIAL CONFLICTS WITH UNDERGROUND FACILITIES BEFORE STARTING CONSTRUCTION. EXISTING SUBSURFACE UTILITY DATA ON DRAWINGS WERE COMPILED FROM INFORMATION FURNISHED BY VARIOUS SOURCES. NEITHER THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION SHOWN IS GUARANTEED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER MAINS, GAS MAINS, SANITARY SEWERS, STORM DRAINS, ELECTRIC CONDUITS, TELEPHONE LINES AND ANY OTHER UTILITIES WHICH MAY CONFLICT WITH THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE RING AND COVER SHALL BE ADJUSTED IN THE FIELD TO MATCH THE FINISHED SURFACE OF THE PAVEMENT TO FORM A SMOOTH DRIVING SURFACE. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS FOR THE REPAIR OF ANY AND ALL DAMAGE TO THE CONTRACT WORK OR TO ANY UTILITY (WHETHER PREVIOUSLY KNOWN OR DISCLOSED DURING THE WORK) AS MAY BE CAUSED BY HIS OPERATIONS. UTILITIES NOT SHOWN ON THE DRAWING TO BE RELOCATED OR ALTERED BY OTHERS SHALL BE MAINTAINED BY THE CONTRACTOR. AT THE COMPLETION OF THE CONTRACT WORK, THE CONTRACTOR SHALL LEAVE ALL UTILITIES AND APPURTENANCES IN A CONDITION SATISFACTORY TO THE OWNERS AND THE CITY.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE COUNTY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES, ENTERING OR LEAVING IMPROVEMENT.
- ALL AREAS SHALL SLOPE A MINIMUM OF 1.0% TO STREETS, DRIVE OR SWALE UNLESS OTHERWISE NOTED.
- QUANTITIES SHOWN HERE ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO PERFORM HIS OWN QUANTITY TAKEOFF.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS; DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY OF JURUPA VALLEY AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OF JURUPA VALLEY OR THE ENGINEER.

**I N D E X:**

SHEET 1 TITLE SHEET  
 SHEET 2 PIONEER DRIVE PLAN & PROFILE  
 CROSS SECTIONS

CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT APPROVED BY:  PAUL TOOR, CITY ENGINEER R.C.E. 46281	CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT RECOMMENDED BY:  TINA YORK, DEVELOPMENT SERVICES MANAGER R.C.E. 46367
---	---

**DIG ALERT**

CALL 811 OR TOLL FREE 1-800-422-4133

48 HOURS BEFORE YOU DIG

9030 LIMONITE AVE.  
 JURUPA VALLEY, CA  
 TEL: (951) 332-6464  
 EMAIL: ENGINEERING@JURUPAVALLEY.ORG

**IMPORTANT NOTE:**  
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BENCH MARK: FIELD SURVEY ON 08/05/2020. BM ; RIV. CO. #M.L81A ELEV.= 789.07 BASIS OF BEARING: THE CENTERLINE OF RIVERVIEW DRIVE BEING NORTH 42°43'07" EAST
---

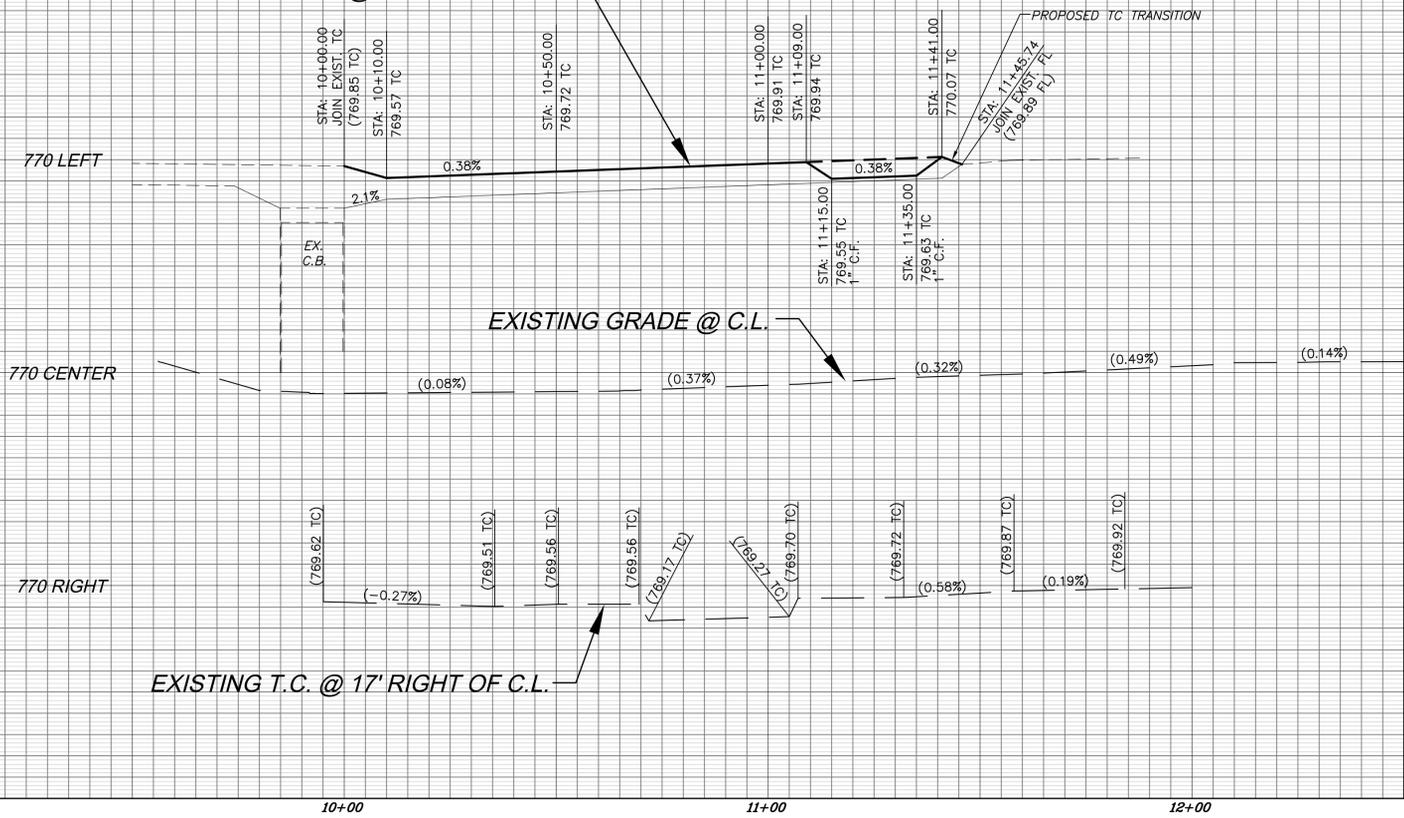


**SAKE ENGINEERS, INC.**  
 ENGINEERING • SURVEYING • LAND DEVELOPMENT  
 400 S. RAMONA AVE., STE. 202  
 CORONA, CALIFORNIA 92879  
 (951) 279-4041 FAX: (951) 279-2830

PREPARED BY: \_\_\_\_\_ R.C.E. NO.: 53038  
 DATE: 7/23/2024

<b>CITY OF JURUPA VALLEY</b>		ACCT. NO.
STREET IMPROVEMENT PLAN FOR 5667 MISSION BLVD. (PIONEER DRIVE) COVER SHEET		SHEET <b>1</b> OF <b>2</b>
FOR:	W.O.	CITY I.D. NO. <b>IP 24-00</b>

PROP. TC @ 17' LEFT OF C.L.



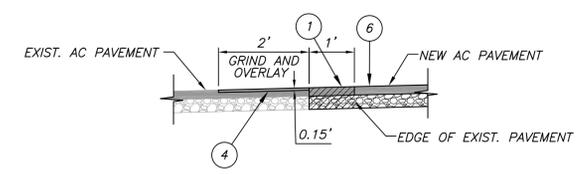
PROFILE SCALE:  
HORIZ. 1"=20'  
VERT. 1"=2'

**CONSTRUCTION NOTES:**

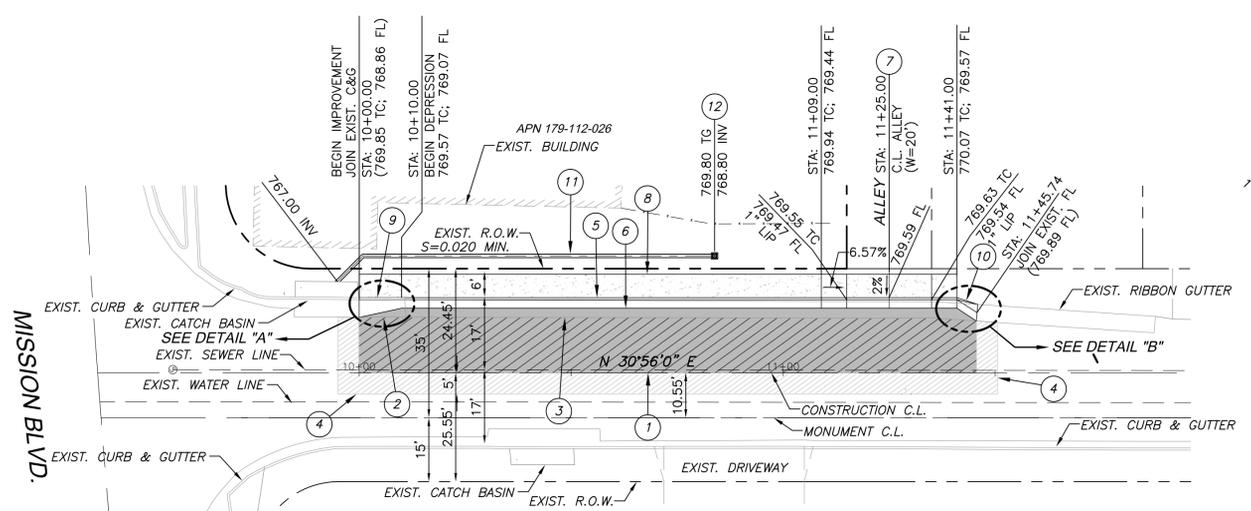
- 1—SAWCUT AND REMOVE PORTION OF EXIST. AC
- 2—SAWCUT AND REMOVE CATCH BASIN SPANDREL
- 3—SAWCUT AND REMOVE PORTION OF EXIST. RIBBON GUTTER
- 4—COLDPLANE AND OVERLAY 0.15" MIN. OF EXIST. PAVEMENT
- 5—CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STD. 200
- 6—CONSTRUCT 4" A.C. PAVEMENT OVER 6" A.B. CLASS II
- 7—CONSTRUCT ALLEY APRON PER COUNTY OF RIVERSIDE STD. 500
- 8—CONSTRUCT ADJACENT TO CURB SIDEWALK PER COUNTY OF RIVERSIDE STD. 401
- 9—CONSTRUCT CATCH BASIN MODIFIED SPANDREL PER DETAIL HEREON
- 10—CONSTRUCT GUTTER TRANSITION PER DETAIL HEREON
- 11—CONSTRUCT 10" PVC DRAIN PIPE AND CONNECT TO EXIST. CATCH BASIN
- 12—CONSTRUCT 12"x12" GRATE INLET

**QUANTITIES**

- 1,900 S.F.
- 1 L.S.
- 1 L.S.
- 903 S.F.
- 140 L.F.
- 2,190 S.F.
- 220 S.F.
- 740 S.F.
- 10 L.F.
- 5 L.F.
- 92 L.F.
- 1 EA.



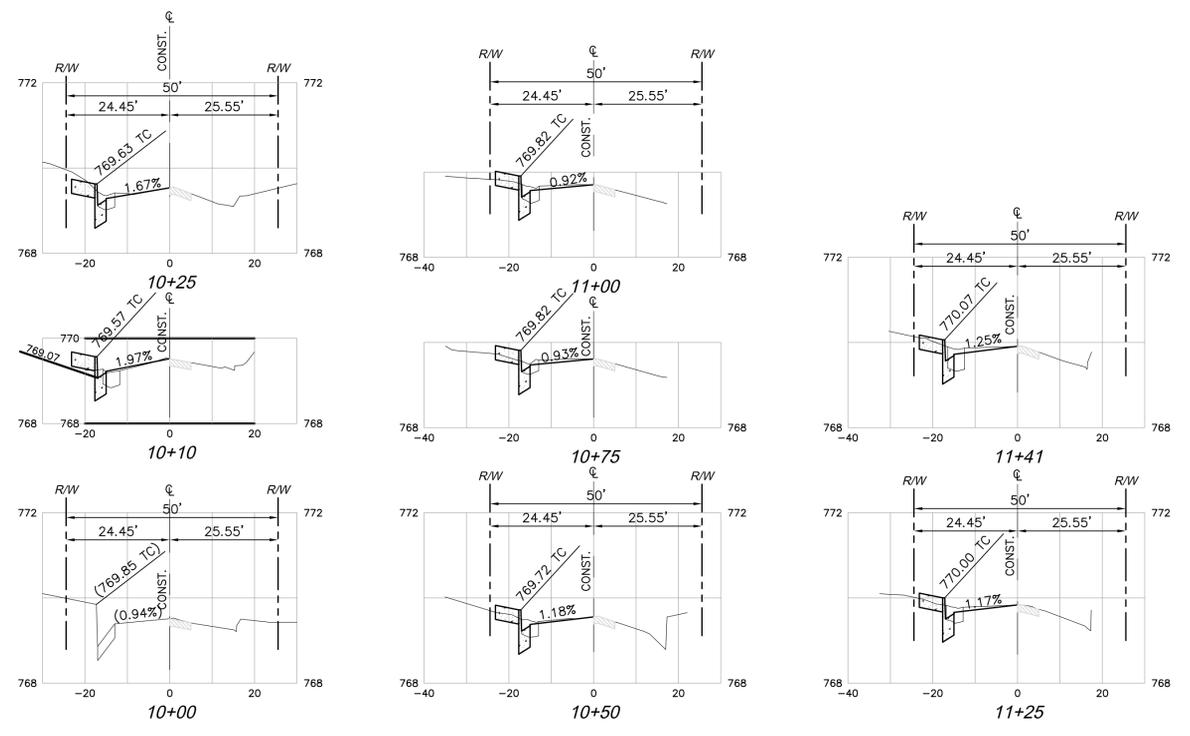
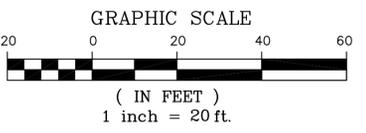
TYP. PAVEMENT JOINT DETAIL  
NTS



**PIONEER DRIVE**

**PAVING LEGEND**

- AC REMOVAL
- NEW AC
- OVERLAY



CROSS-SECTIONS  
H:1"=20' V:1"=2'

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CALL 811 OR TOLL FREE 1-800-422-4133  
48 HOURS BEFORE YOU DIG

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MARK	BY	DATE	REVISIONS	APPR.	DATE	CITY

BENCH MARK:  
FIELD SURVEY ON 08/05/2020.  
BM : RV. CO. #M.L.81A  
ELEV.= 789.07  
BASIS OF BEARING:  
THE CENTERLINE OF RIVERVIEW DRIVE BEING NORTH 42°43'07" EAST



**SAKE ENGINEERS, INC.**  
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400 S. RAMONA AVE., STE. 202  
CORONA, CALIFORNIA 92709  
(951) 279-4041 FAX: (951) 279-2830  
PREPARED BY: R.C.E. NO.: 53038  
DATE: 7/23/2024

**CITY OF JURUPA VALLEY**  
STREET IMPROVEMENT PLAN  
5667 MISSION BLVD.  
PLAN AND PROFILE  
ACCT. NO.  
SHEET 2 OF 2  
FOR: W.O. CITY I.D. NO. IP 23-003

# COCKTAIL BAR AND LOUNGE CONCEPTUAL LANDSCAPE PLAN

5667 MISSION BLVD.  
JURUPA VALLEY 92509  
APN: 179-112-026-0000  
Total Landscape Area:

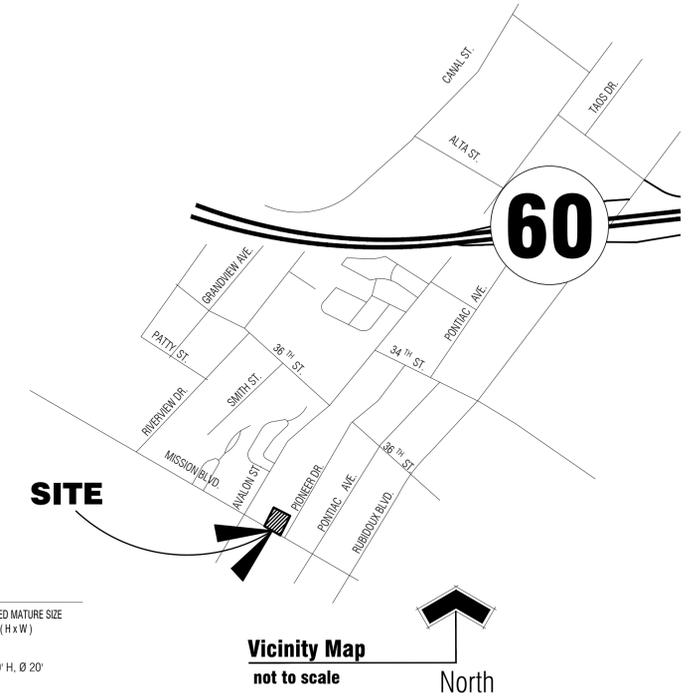
896 Sq. Ft.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

SIGN *Richard Pope* DATE 4/15/2025

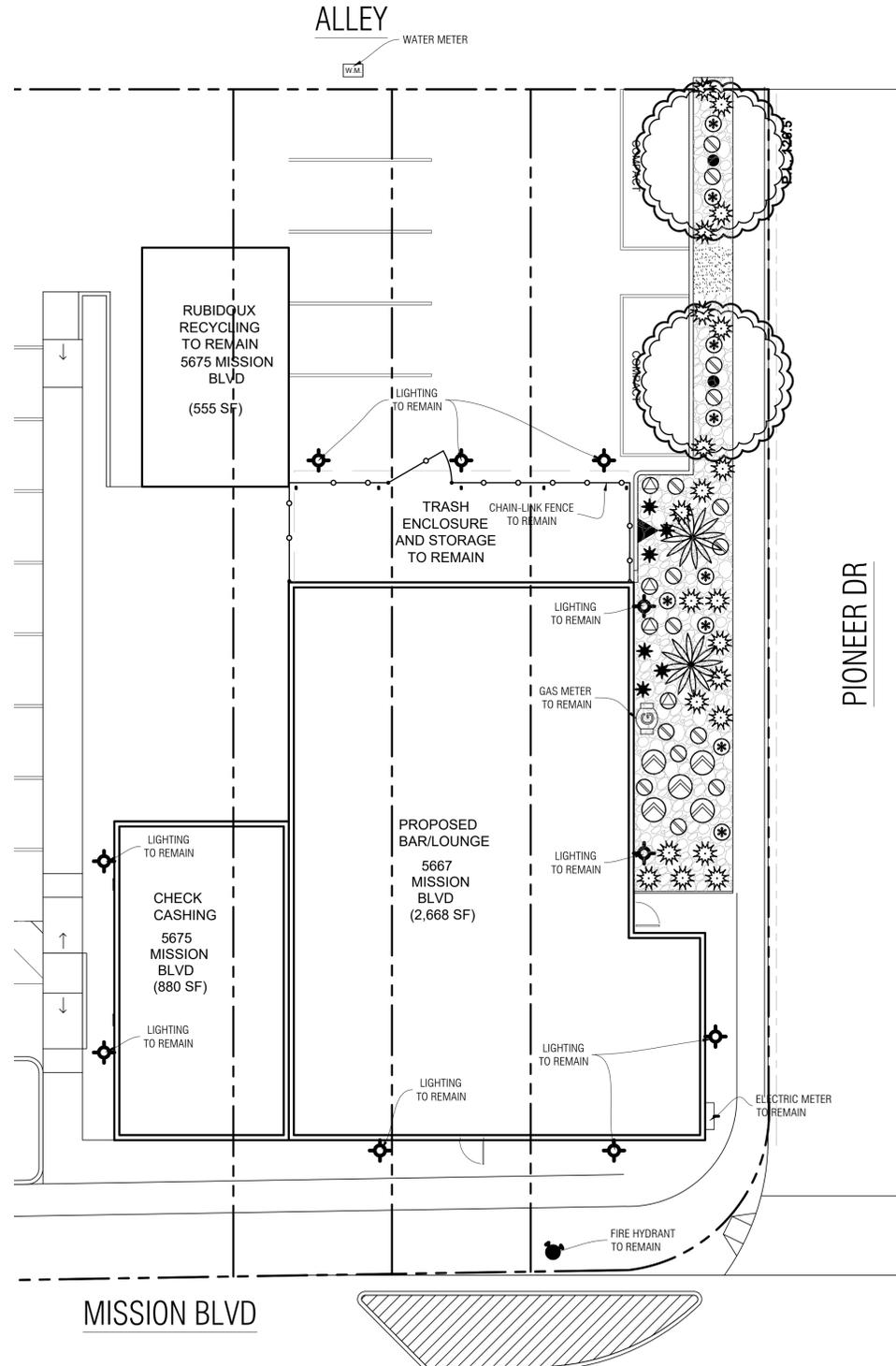
### Applicant:

STUDIO ROCA  
P.O. BOX 850  
RANCHO CUCUAMONGA, CA 91729  
Contact: RICHARD ORTIZ  
Phone: (909) 239-8067  
Email: studio\_roca@yahoo.com



Vicinity Map  
not to scale

North



### Planting Legend

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS IV WATER USAGE	INTENDED MATURE SIZE (H x W)
	2	15 Gal.	Acacia baileyana 'Purpurea'	Purple Fernleaf Acacia	Low	20' H, 0' 20'
	6	5 Gal.	Aeonium arboreum 'Schwarzkopf'	Large Purple Aeonium	Low	3' H, 0' 2'
	15	5 Gal.	Agave parryi	Soap Agave	Low	2' H, 0' 2'
	21	5 Gal.	Aloe cameroni	Red Aloe	Low	2' H, 0' 3'
	9	5 Gal.	Aloe striata 'Ghost'	Ghost Aloe	Low	2' H, 0' 2'
	2	5 Gal.	Beaucarnea recurvata	Ponytail Palm	Mod	10' H, 0' 8'
	4	5 Gal.	Crassula arborescens	Silver Dollar Plant	Low	2' H, 0' 2'
	5	5 Gal.	Euphorbia ingens	Candelabra Tree	Low	12' H, 0' 3'
	1	5 Gal.	Gelsemium sempervirens	Carolina Jessamine	Mod	Climbing
	30	Sq. Ft.		3" Thick Layer of Decomposed Granite		
	615	Sq. Ft.		3" Thick Layer of 1" - 2" Rounded Pebbles	Color: Desert Spice Available from Caldtg.com	
				Existing Landscaping to Remain - NOT A PART		

### PLANTING NOTES:

NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.

IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.

A 3" DEEP LAYER OF ROUNDED PEBBLE MULCH SHALL BE PLACED IN ALL PLANTING BEDS.

PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT COUNT PER PLAN.

THIS PLAN IS FOR AESTHETIC PURPOSES ONLY. RICHARD POPE AND ASSOCIATES IS NOT RESPONSIBLE FOR STRUCTURAL BLOCK WALL DESIGN.

ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SCREENED.

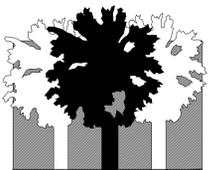
### CONCEPTUAL PLAN

Scale: 1" = 10'



JOB: 25-09 LKD OKE  
April 14, 2025

RICHARD  
**POPE**  
AND ASSOCIATES  
Landscape Architecture

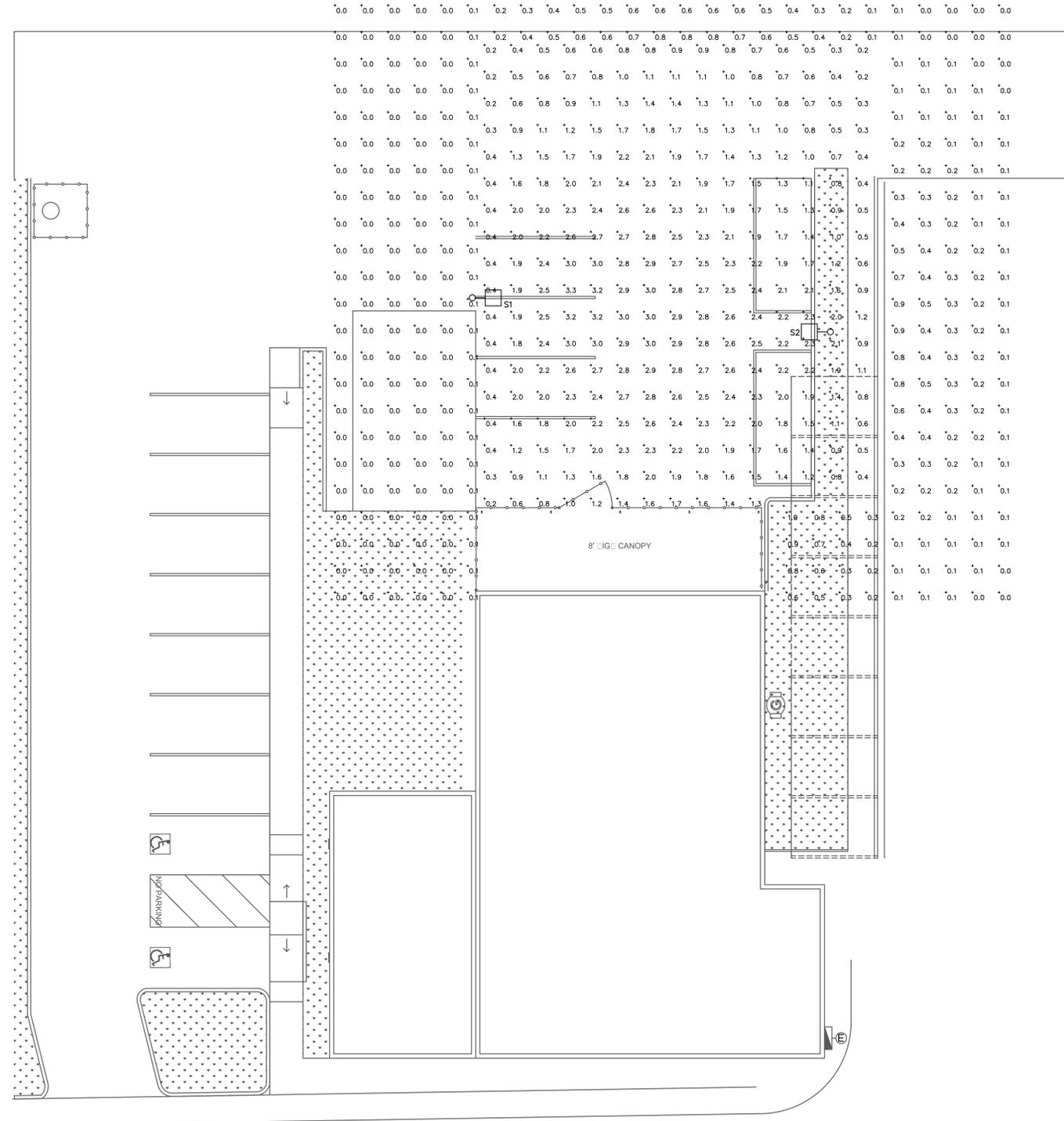


3687 Valencia Ave.  
San Bernardino, CA 92404  
Office phone: (909) 888-5568  
richardpopeassociates.la@gmail.com  
www.richardpopeandassociates.com  
Richard Pope, Landscape Architect CA# 2664

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF RICHARD ORTIZ DEVELOPED FOR USE ON THIS PROJECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF RICHARD ORTIZ.

LIGHTING FIXTURE SCHEDULE								
TYPE	SYMBOL	DESCRIPTION	QTY.	WATTS	TYPE	VOLTS	CATALOG NUMBER	MOUNTING
S1 45		POLE-MOUNTED PARKING LOT LED, TYPE III WITH EXTREME BACKLIGHT CONTROL. ON A 14' SSS 4" POLE ON A 24" CONCRETE BASE	1	45	LED 4000K	120V	LITHONIA DSXOED P2 40K 70CRI BLC3 120 SPA PIR DDBXD SSS 14 4C DDBXD	POLE-MOUNTED AT 16'-0" WITH BACK LIGHT CONTROL
S2 45		POLE-MOUNTED FULL CUTOFF PARKING LOT LED, TYPE III. ON A 14' SSS 4" POLE ON A 24" CONCRETE BASE	1	45	LED 4000K	120V	LITHONIA DSXOED P2 40K 70CRI T3M 120 SPA PIR DDBXD SSS 14 4C DDBXD	POLE-MOUNTED AT 16'-0" WITH BACK LIGHT CONTROL

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING & DRIVE AISLE	+	1.6 fc	3.3 fc	0.2 fc	16.5:1	8.0:1
SPILL LIGHT	+	0.2 fc	1.5 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRIC  
SCALE 1" = 10'-0"



ALAN L. DARLING, P.E.  
**Precision Engineering**  
1192S BLUFF ST. (951) 288-4808  
SANTAQUIN, UT 84655 adarlingpe@msn.com

# COC ☐ TAIL BAR AND LOUNGE

5667 MISSION BLVD., JURUPA VALLEY 92509

OWNER: NOHEMI PENICHE  
16572 WASCLOD DRIVE  
MORENO VALLEY, CA 92551



Project No.  
2025005

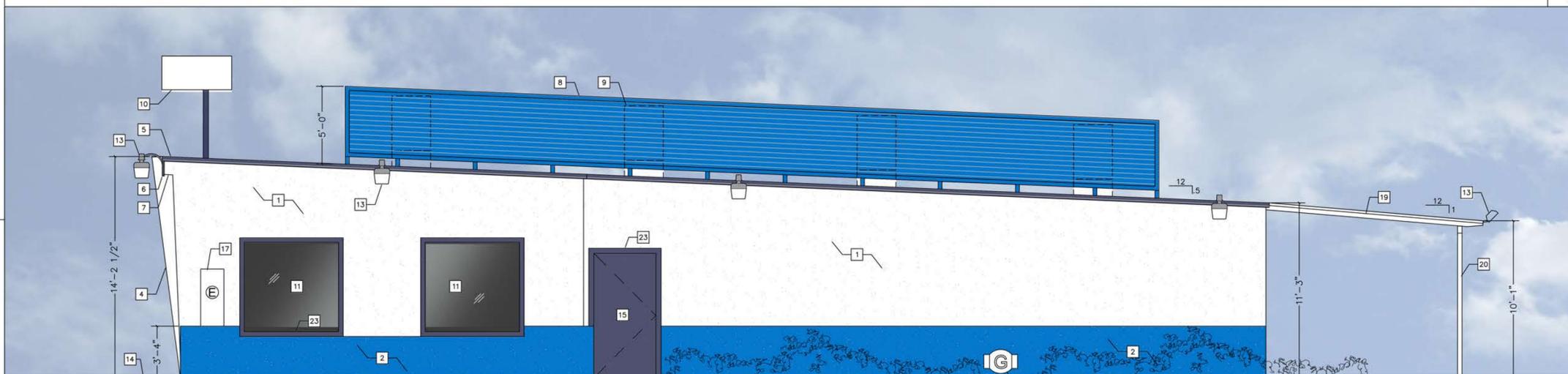
E1-0

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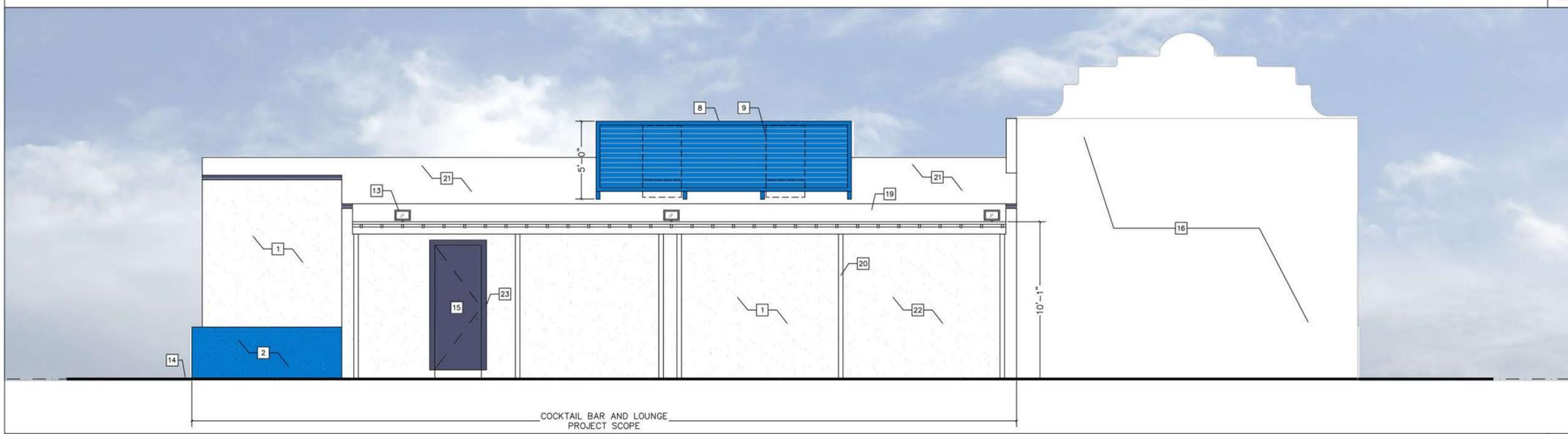
SOUTH ELEVATION

SCALE: 1/4"=1'-0" 1



EAST ELEVATION

SCALE: 1/4"=1'-0" 2



NORTH ELEVATION

SCALE: 1/4"=1'-0" 3

ELEVATION KEYNOTES

- 1 SMOOTH STUCCO FINISH, TYP.  
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 2 SMOOTH STUCCO FINISH, TYP.  
COLOR: SHERWIN WILLIAMS BLUE CHIP SW 6959
- 3 CMU  
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 4 ARCHITECTURAL ORNAMENTATION  
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 5 METAL ROOF FLASHING, TYP.  
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258
- 6 (E) WOOD FASCIA  
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258
- 7 LIGHT FIXTURE CONCEALED IN WOOD FASCIA
- 8 PREFABRICATED METAL SCREEN  
COLOR: SHERWIN WILLIAMS BLUE CHIP SW 6959
- 9 ROOF TOP UNIT, BEYOND MECHANICAL SCREEN
- 10 BUSINESS SIGNAGE
- 11 FAUX WINDOWS: GLASS OVER BLACK FILM TO CONCEAL  
(E) WOOD SIDING, TYP.  
BUILDING ADDRESS PER CFC SECTION 505.1. EACH CHARACTER TO BE 4" MIN. HEIGHT, WITH MIN. STROKE WIDTH OF 1/2"
- 12 (E) LIGHT FIXTURE TO REMAIN, TYP.
- 13 (E) FINISH SURFACE, SLOPE 2% MIN. AWAY FROM BUILDING EXTERIOR.
- 14 (E) SOLID WOOD DOOR TO REMAIN  
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258
- 15 ADJACENT TENANT. NOT IN PROJECT SCOPE
- 16 (E) ELECTRICAL METER
- 17 (E) GAS METER
- 18 WOOD ROOF COVERING ABOVE EXTERIOR STORAGE -  
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 19 (E) POST TO REMAIN, TYP.  
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 20 (E) SLOPED ROOF BEYOND
- 21 TRASH ENCLOSURE SCREENED BY CHAIN LINK FENCE
- 22 (E) WOOD TRIM  
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258
- 23

ELEVATION NOTES

- 1. ALL DETAIL REFERENCES ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS WHETHER SPECIFICALLY REFERENCED OR NOT.
- 2. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.

**STUDIO ROCA INC.**  
P.O. BOX 850  
RANCHO CUCAMONGA, CA. 91729  
Phone: (909) 239-8067  
Email: studio\_roca@yahoo.com

**TITANIC CEVICHE SPORTS BAR**

5667 MISSION BLVD., JURUPA VALLEY 92509

OWNER: NOHEMI PENICHE  
16572 WASCLOD DRIVE  
MORENO VALLEY, CA 92551

2025005 CD

EXTERIOR ELEVATIONS

A4.1

Project No.  
2025005/01



ARCHITECT

STEVEN PAUL MURRAY  
ARCHITECT & ASSOCIATES

1177 Idaho Street, Suite 200  
Redlands, CA 92374  
Phone (951) 316-0575

25

Health Dept. Notes

- All walls and ceilings in food areas shall be smooth and washable, light in color 70% reflective.
- Floors shall be Health Dept. approved non porous material with 6" high cove base w/ 3/8" radius cove or slim foot tile at vertical surfaces.
- All equipment is to be sealed to walls and masonry base or on 6" high stainless steel legs or on casters to facilitate easy cleaning.
- All storage shelves to be commercial quality and NSF approved. Must be 3 tier high 18" wide. Bottom shelf to be min. 6" off floor.
- All plumbing lines to be installed min. 6" above floor and at least 1" away from walls. Not to cross aisle ways.
- Kitchen and work areas to be well lighted. 50 foot candles at 30" above floor. 10 foot candles other areas.
- All light fixtures in food related areas to be equipped with shatter proof bulbs or protective shields.
- All equipment shall be CSA, NSF, ANSI, ETL, ITS, ETH, UL, UL approved and installed to these standards.
- All concrete sealers to be approved and listed.
- All sinks to have 8" high FRP or tile and 18" minimum beyond either side.
- All lay in ceiling tiles in work areas to be USG vinyl rock washable tiles.
- Trash enclosure to be smooth and sealed walls and floor.
- Air curtain to be hard-wired and micro-switch to door with no other on/off switch.
- Provide a reduced pressure principle (RPP) device at the water source of the soda carbonator. Provide funnel drain at the exhaust port to a floor sink.
- All floor sinks to be unobstructed, easily accessible for cleaning purposes.
- Contractor to have Health Dept. inspection 5 days prior to opening as business is not to be opened without final inspection.
- All exterior door to be self closing, tight fitting and rodent proof.
- All restroom doors to be self closing.
- All restrooms to have light switch activated exhaust fan.

EQUIPMENT SCHEDULE

Item No	Qty	Equipment Category	Manufacturer	Model Number	Volts	Amps	Cold Water Size (in)	Hot Water Size (in)	Direct Drain Size (in)	Cond. Drain Size (in)	Gas Size (in)	MBTU/H	Equipment Remarks
1	1	Display Case, Frozen	True Mfg.	GDIM-49NT-HC-TSL01	115	7.0							
2	2	Hand Sink, Wall Mount	Advance Tabco	7-PS-20			0.5	0.5	1.5				w/Soap & Towel Dispenser
3	1	Underbar Sink	Advance Tabco	CRB-63C			0.5	0.5		1.5			
4	1	Back Bar Cooler	True Mfg.	TBB-24-60-HC	115	2.7							
5	1	Refrigerator, Reach-In	True Mfg.	T-72-HC	115	6.9							
6	1	Refrigerator, Sandwich/Salad Prep	True Mfg.	TSSU-60-16-HC	115	6.5							
7	1	Back Bar Cooler	True Mfg.	TBB-24-60-HC	115	2.7							
8	1	Ice Maker w/o Bin	Manitowoc Ice	IYF-0600C	115	1.1	0.375		0.5				
9	1	Sink, Mop w/ Vacuum Breaker	Advance Tabco	9-OP-40					2				w/Mop Rack & Chemical Shelf
10	1	Water Heater	Bradford White	LG250H653N								65	On 6" Legs
11	1	Air Curtain	Mars Air Systems	LPV236-1U*	115	2.4							w/Door Activated Micro Switch

	FLOOR	BASE	WALLS	CEILING
BAR AREA	o	o	o	o
PREP AREA	o	o	o	o
STORAGE	o	o	o	o
JANITOR	o	o	o	o
RESTROOMS	o	o	o	o
CUSTOMER AREA	o	o	o	o

Wall, Floor and ceiling shall not exceed the flame spread classifications in CBC Table 803.11

**DOOR HARDWARE**

Exit doors are operable from the inside without the use of a key or any special knowledge or effort.

11B-309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Opening hardware is centered between 34" and 44" above finish floor per CBC 11B-404.2.7

Latching and locking doors that are hand operated are operable with a single effort (ex. lever type, panic bars or push-pull type).

Door closers, if present, must be set so that it takes at least 3 seconds to close from an open position of 70 degrees to within 3" of the latch.

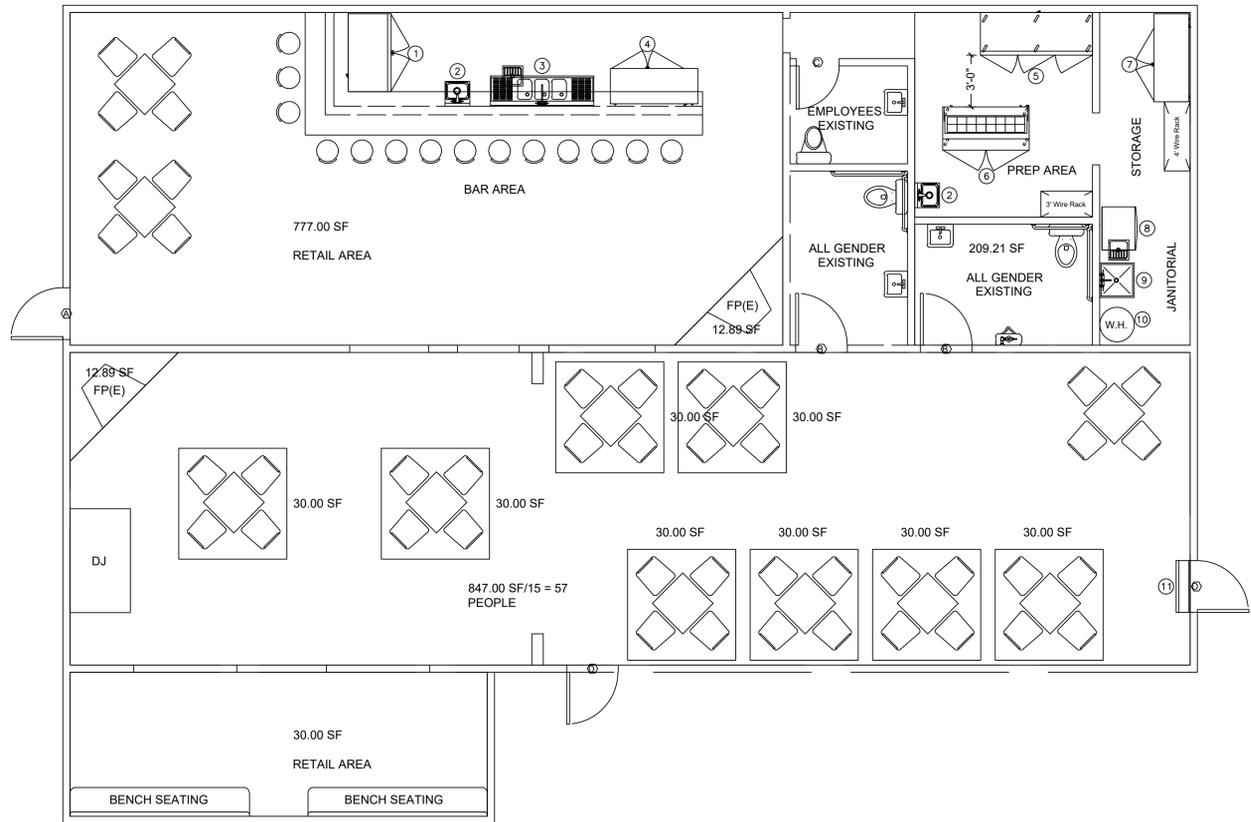
The maximum effort to operate doors shall not exceed 5 pounds for interior and exterior doors with such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. When fire doors are utilized the maximum effort to operate the door may be increased to not exceed 15 pounds.

Bottom 10" of all doors except automatic, sliding, and solid/smooth doors to have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating trap or hazardous condition per CBC Section 11B404.2.10.

SYM	QTY	SIZE	TYPE	STATUS
A	1	3'-0" x 6'-8"	Exterior Wood Solid Core w/ Panic Hardware	Existing
B	1	3'-0" x 6'-8"	Solid Core w/ Closer & Privacy Lock	Existing
C	1	2'-6" x 6'-8"	Solid Core w/ Closer & Privacy Lock	Existing
D	1	3'-0" x 6'-8"	Exterior Wood Solid Core w/ Panic Hardware	Existing

\* Sign over door to read "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" in contrasting letters of 1" or more.

Occupancy Load Calcs	
Customer Area	2,000 Sq. Ft. = 134
Work Area	355 Sq. Ft. = 2
<b>Total</b>	<b>= 136</b>



1 FLOOR PLAN  
Scale: 1/4"=1'

PROJECT NAME:  
**Titanic Ceviche Sports Bar**  
Nohemi Peniche  
(951) 399-4750  
5667 Mission Blvd.  
Jurupa Valley, 92509

REVISIONS	
CONSTR.	
BID	
PLAN CHECK	
DATE	12-13-23
DRAWN BY:	Mike Cutrona (909) 214-4162
JOB NO.	23-016
SHEET NAME	

**Floor Plan**

SHEET NO.  
**A-1**

SHEET X OF X



# City of Jurupa Valley

## Staff Report

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DATE: JANUARY 14, 2025  
TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION  
FROM: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR  
BY: THOMAS GORHAM, PRINCIPAL PLANNER  
SUBJECT: AGENDA ITEM NO. 6

**CONTINUED PUBLIC HEARING TO CONSIDER ZONING CODE AMENDMENT NO. 24004 (ZCA24004) AN AMENDMENT TO TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE THAT: 1) AMENDS REGULATIONS PERTAINING TO HOME OCCUPATIONS; 2) ADDS SECTION 9.240.570 ESTABLISHING HOME OCCUPATION DEVELOPMENT, DESIGN, AND OPERATIONAL STANDARDS; 3) ALLOWS HOME OCCUPATIONS IN ALL ZONES THAT PERMIT SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS; AND 4) MAKES A FINDING OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061(B)(3)**

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### RECOMMENDATION

That the Planning Commission conduct a public hearing and, by motion, adopt Resolution No. PC-0002 recommending that the City Council:

**Approve Zoning Code Amendment No. 24004 (ZCA24004) to Title 9 of the Jurupa Valley Municipal Code that: 1) amends regulations pertaining to Home Occupations; 2) adds Section 9.240.570 establishing Home Occupation Development, Design, and Operational Standards; 3) allows Home Occupations in all zones that allow single-family and multi-family dwellings; and 4) makes a finding of exemption pursuant to the California Environmental Quality Act Section 15061(b)(3).**

### BACKGROUND

On April 20, 2023, the City Council initiated amendments to the Zoning Code to update regulations related to home occupations to permit home occupation uses in all zones that allow for single-

family dwellings and multi-family dwellings, refine the City’s review process, and adopt standards to minimize potential adverse impacts.

At the September 10, 2025, Planning Commission meeting, the Commission held a public hearing to consider Zoning Code Amendment No. 24004 (ZCA 24004), which proposes to amend Title 9 of the Jurupa Valley Municipal Code to establish updated regulations for home occupations. The proposed ordinance seeks to:

1. Clarify definitions and operational standards for home occupations.
2. Expand allowances for low-impact, home-based businesses.
3. Ensure compatibility with residential character and neighborhood conditions.
4. Establish consistent review and permitting procedures.

The item was continued to the November 12, 2025 meeting to allow staff to address the Planning Commission’s comments and revise the ordinance.

At the November 12, 2025 meeting, a study session was conducted to address the comments previously identified by the Planning Commission. The Planning Commission provided further direction to update the draft ordinance and continued the public hearing to January 14, 2026. A revised ordinance will be presented to the Planning Commission for consideration.

#### ANALYSIS

The following are items discussed at the November 12, 2025, Study Session and a summary of the updates to the draft ordinance.

#### **1. Allowing Use of Garages and Accessory Structures**

**Issue:** Commissioners want flexibility for use of garages and accessory structures, especially on larger or semi-rural lots.

**Updated Ordinance:** The draft ordinance has been updated as follows;

##### Section 9.240.570 I. (2) Location of Operations

- Added allowance for home occupations to operate in a garage or fully enclosed accessory structure
- Added reference to the development standard for storage of materials which (1) limits the total area of storage for home occupations associated with an individual single-family dwelling; (2) identifies the allowed area for outdoor storage with certain screening; and (3) prohibits outdoor storage for home occupation located in a multi-family dwelling.



## 2. Flexibility for Larger Lots / Semi-Rural Areas

**Issue:** Commissioners want broader allowances for home occupations on larger lots (20,000 square feet or greater) including outdoor storage.

**Updated Ordinance:** The draft ordinance has been updated as follows:

Section 9.240.570 I. (1) Operator and employees

- Added provision to allow one non-resident employee on properties less than 20,000 square feet in area; and two non-resident employees on properties 20,000 square feet or greater in area.

Section 9.240.570 J. (1) Storage of materials, supplies, or equipment

- Storage of materials, supplies, or equipment related directly or indirectly to a home occupation shall be limited to an area of 100 square feet for properties less than 20,000 square feet in area or 200 square feet on properties twenty 20,000 square feet or greater in area.

Section 9.240.570 J. (4) Vehicles and parking

- One utility trailer or cargo trailer permitted on properties 20,000 square feet or greater in area and shall be parked in the side or rear yard only. It is not permitted on lots that are less than 20,000 square feet in area.

## 3. Vehicle and Trailer Standards

**Issue:** Concern about small trades (gardeners, plumbers, electricians, etc.) needing space for work vehicles/trailers. Commissioners want clarity on number and type of allowable vehicles.

**Updated Ordinance:** The draft ordinance has been updated as follows:

Section 9.240.570 J. (4) Vehicles and parking

- Allow a maximum of one vehicle for business-related purposes other than the personal vehicles of the residents.
- Limit maximum payload size not to exceed one-ton classification.
- No food trucks, food trailers, or food carts permitted.
- One utility trailer or cargo trailer permitted on properties 20,000 square feet or greater in area and shall be parked in the side or rear yard only.

## 4. Definition of “Home Occupation” vs. “Home-Based Business”

**Issue:** Commissioners requested clear distinction between administrative vs. operational business types.



**Updated Ordinance:** The draft ordinance has been updated as follows;

Section 9.10.630 Home Occupations

- Added language that home occupations may include a home-based business. Home Occupations’ definition is as follows: “Home occupations means an accessory use of a dwelling unit, or accessory structure on the same residential property, for a business conducted by the resident(s) of the dwelling for gainful employment, which is clearly incidental and subordinate to the residential use of the property. Home occupations may include a home-based business in which the business owner conducts the principal service or labor at client locations or job sites, and the residence is used only for office, scheduling, communication, billing, inventory tracking, and similar administrative activities. Home occupations do not include home hobbies, cottage food operations, telecommuting, and small and large family day care homes.”

Section 9.240.570. A.(4) Definitions

- Added the following definition for a home-based business: “Home-Based Business means a home occupation in which the business owner conducts the principal service or labor at client locations or job sites, and the residence is used only for office, scheduling, communication, billing, inventory tracking, and similar administrative activities.”

## 5. Employees and Family Participation

**Issue:** Commissioners supported allowing one non-resident employee or non-resident helper.

**Updated Ordinance:** The draft ordinance has been updated as follows;

Section 9.240.570 I.(1) Operator and employees

- Added provision to allow one non-resident employee on properties less than 20,000 square feet in area; and two non-resident employees on properties 20,000 square feet or greater in area.

## 6. Signage

**Issue:** The existing code and business registration form allows for one on-site non-illuminated identification sign, not more than two square feet in area; The Commission discussed allowances for signs and recommended that signs be prohibited for home occupations.

**Updated Ordinance:** The draft ordinance has been updated as follows:



Section 9.240.570 J.(5) Signs and advertising

- Added a development standard prohibiting signs, banners, or other forms of exterior advertising for the home occupation.

## 7. Multi-Dwelling / Zoning Clarity

**Issue:** Multi-family zoned properties and single-family zoned properties with more than one residential unit could host multiple home occupations causing cumulative impact. Clarify types of home occupations allowed in individual residential zones.

**Updated Ordinance:** The draft ordinance has been updated as follows:

Section 9.240.570 I.(4) Number of home occupations

- Added language limiting home occupations to no more than 2 in any dwelling unit

Section 9.240.570 J.(1) Storage of materials, supplies, or equipment

- Added language prohibiting outdoor storage for home occupations located in multi-family dwelling

## 8. Reviews and Exceptions

**Issue:** Clarify application review path and exception process.

**Updated Ordinance:** The draft ordinance has been updated as follows:

Section 9.240.570 H. Exceptions

- Created an exception process for deviation from strict application of home occupation standards. Request for an exception to be reviewed by the Community Development Director at a public hearing. The Community Development Director may refer an exception request to the Planning Commission for consideration at a public hearing.
- Created a Home Occupation Exception application filing and approval process
- Added provision for annual review of Home Occupation Permit application

## 9. Tax and Licensing Coordination

**Issue:** Commissioners raised questions about verifying tax ID or seller's permit.

**Updated Ordinance:** The draft ordinance has been updated as follows

Section 9.240.570 G. Regulations, registration and other permit requirements

- Added provision to require City business registration.
- Added language that home occupations may require permits, licenses, and registrations for other agencies



## 10. Additional Updates

### Section 9.240.570 C. Applicability

- Added language requiring existing home occupations to comply with the new ordinance within 180 days of the effective date of the ordinance

### Section 9.240.570 E. Permit application and fee

- Added subsection (2) outlining site plan requirement

### Section 9.240.570 I(3) . Retail sales prohibition

- Added language prohibiting retail sales on the premises other than for cottage food operations

### Section 9.240.570 J.(2) Residential character and structural alterations

- Added language addressing structural alteration and change in appearance of the dwelling, garage, an/or accessory structure indication that the use is other than a residence
- Added language prohibiting exterior display of goods and equipment unless otherwise allowed by the ordinance

## ENVIRONMENTAL REVIEW

The recommended Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed amendments and additional sections pertaining to Home Occupations will have a significant effect on the environment. The Code Amendment is an administrative process of the city that will not result in direct or indirect physical changes in the environment.

## NOTICING REQUIREMENTS

An advertisement for this public hearing was published on August 22, 2025 in the Press-Enterprise Newspaper. Since the public hearing was continued to a date certain (January 14, 2026), additional public noticing is not required. No public comment was received at the time of this report



Prepared by:



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Thomas Gorham  
Principal Planner

Submitted by:



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Joe Perez  
Assistant City Manager/Community  
Development Director

Reviewed by:

    //s//    

Maricela Marroquin  
Deputy City Attorney

## ATTACHMENTS

1. Resolution No. PC-0002
  - a. Exhibit A. Draft Ordinance



**ATTACHMENT 1:  
RESOLUTION NO. PC-0002**

**RESOLUTION NO. PC-0002**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPT AN ORDINANCE AMENDING TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE TO (1) REVISE THE DEFINITION OF HOME OCCUPATIONS; (2) ADD A NEW SECTION 9.240.570 ESTABLISHING HOME OCCUPATION DEVELOPMENT, DESIGN, AND OPERATIONAL STANDARDS; (3) ALLOW HOME OCCUPATIONS IN ALL ZONES THAT ALLOW SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS; (4) AMEND APPEALS PROVISIONS, AND (5) MAKE A FINDING OF EXEMPTION PURSUANT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061(B)(3)**

**THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:**

Section 1.     **Project.** Zone Code Amendment No. 24004 (ZCA24004) will amend regulations pertaining to home occupations to create consistent regulations and permit home occupation uses in zones that allow for single-family and multi-family units. Specifically, ZCA24004 will amend the definition of home occupation contained in Section 9.10.630, add regulations to Chapter 9.240 including development design and operating standards for home occupations to minimize potential adverse impacts, and allow home occupation uses in all zones where single-family dwellings and multi-family dwellings are allowed.

Section 2.     **Zone Change Amendment.**

(a) Section 9.285.040 of the Jurupa Valley Municipal Code provides that amendments to Title 9 of the Jurupa Valley Municipal Code shall be made in accordance with the procedures set forth in Government Code Title 7, Division 1, Chapter 4 (Gov. Code Section 65800 et seq.) as now enacted or hereafter amended, and with the requirements of this title. An amendment to this title may be initiated by either the Planning Commission or the City Council.

(b) The City is now being asked to consider an ordinance following the procedures set forth in the Jurupa Valley Municipal Code, which includes consideration by the Planning Commission for recommendation to the City Council. Section 9.285.040.(1) of the Jurupa Valley Municipal Code provides that the Planning Commission shall hold a public hearing on proposed amendments to the City's Zoning Ordinance.

(c) Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that after closing the public hearing the Planning Commission shall render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which shall contain the reasons for the recommendation and, if the recommendation is to change a zone classification on property, the relationship of the proposed amendment to applicable general and specific plans. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council. If the Planning Commission does

not reach a decision due to a tie vote, that fact shall be reported to the City Council and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.

(d) Section 9.285.040.(4)(a) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation for approval by the Planning Commission, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

Section 3. **Procedural Finding.** The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The Project was processed including, but not limited to a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On September 10, 2025 the Planning Commission of the City of Jurupa Valley held a public hearing on the proposed Zoning Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Zoning Code Amendment had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission directed staff to make recommended revision to ZCA24004 and continued the public hearing to November 12, 2025.

(c) On November 12, 2025, the Planning Commission of the City of Jurupa Valley continued the public hearing on the proposed Zoning Code Amendment set forth in this Ordinance to January 14, 2026. The Planning Commission held a study session on the proposed ZCA to provide staff with direction on recommended changes prior to the continued hearing.

(d) On January 14, 2026, the Planning Commission of the City of Jurupa Valley held a continued public hearing on the proposed Zoning Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Zoning Code Amendment had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission closed the public hearing and adopted Resolution No. PC-0002 recommending that the City Council adopt the Zoning Code Amendment.

(e) All legal preconditions to the adoption of this Resolution have occurred.

Section 4. **California Environmental Quality Act Findings.** The Planning Commission hereby recommends that the City Council of the City of Jurupa Valley make the following environmental findings and determinations in connection with the approval of the Project:

(a) The City of Jurupa Valley has determined that the adoption of this Ordinance is exempt from review under the California Environmental Quality Act (“CEQA”) (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Guidelines §15061(b)(3) (14 Cal. Code Regs. § 15061(b)(3)) covering activities with no possibility of having a significant effect on the environment. In addition, the City of Jurupa Valley has determined that the ordinance is categorically exempt from further CEQA review pursuant to CEQA Guidelines Section 15301,

Existing Facilities, since home occupation uses are customarily conducted in an existing residence, and the home occupation will involve a negligible expansion of an existing use.

**Section 5. Findings for Recommendation of Approval of Zoning Code Amendment.** The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that ZCA should be adopted because the ZCA is consistent with the General Plan because of the following:

(a) LUE 2.8 Supportive Uses. Accommodate activity centers or nodes within or near residential neighborhoods that allow such services as child or adult care, recreation, public meeting rooms, convenience commercial uses, and similar facilities, where appropriate. The amendments to the Home Occupations definition and standards in the zoning code and the addition of related design, development, and operating standards in Section 9.240.570, Home Occupations, continue to allow services such as child or adult care and other commercial uses to operate within residential neighborhoods while preserving the residential character and the design and development standards in the zoning code.

(b) LUE 10.1 Land Use Balance. Encourage communities that provide a balanced mix of land uses, including open space, employment, recreation, shopping, and housing. Enhancing the home occupations design and development standards encourages a balance of land uses in residential communities by allowing residents to operate approved businesses from the dwelling units without negatively impacting the surroundings and other sensitive uses.

(c) LUE 11.10 Residential Compatibility. Require non-residential uses to be designed so that site and building entries, driveways, parking and loading areas, trash and recycling areas, drive-through uses, and storage bays are located and designed to minimize conflicts with adjacent residential neighborhoods due to traffic, noise, vibration, odor, lighting, and other impacts on surrounding properties. Any potential impacts shall be mitigated to a level of non-significance, to the approval of the City. The updated standards set forth for home occupations are consistent with the policy by providing clear direction for how home occupations are to be designed, developed, and operated in all residential dwellings including ADUs and JADUs to mitigate any potential impacts on surrounding sensitive uses.

(d) AQ 6.7 Job Creation. Emphasize job creation and reductions in vehicle miles traveled to improve air quality over other less efficient methods. The Home Occupation Ordinance facilitates job creation in the City by allowing low-impact to no-impact resident-operated businesses and jobs in residential neighborhoods, thus, improving air quality by reducing vehicle miles traveled for resident operators, on-site employees, and potential clients who live close to the home occupation.

(e) AQ 6.10 Community Centers / Telecommuting / Home-Based Businesses. Implement zoning code provisions that encourage community centers, telecommuting, and home-based businesses. The ordinance implements zoning code provisions for home occupations that encourage residents to operate home-based businesses and home occupations with low to no impacts including reducing any negative air quality impacts.

(f) ES 3.9 Home Businesses. Continue to permit home enterprise and home occupation activities in appropriate areas of the City. Amendments to the home occupation definition and development standards and the design and operation standards in the municipal code

will continue to permit home enterprise and home occupation activities that contribute to economic sustainability of Jurupa Valley.

Section 6.     **Recommendation for Adoption of Zoning Code Amendment.** Based on the foregoing, the Planning Commission hereby recommends that the City Council adopt ZCA24004 to amend regulations pertaining to home occupations to create consistent regulations and permit home occupation uses in zones that allow for single-family and multi-family units. Specifically, ZCA24004 will amend the definition of home occupation contained in Section 9.10.630, add regulations to Chapter 9.240 including development design and operating standards for home occupations to minimize potential adverse impacts, and allow home occupation uses in all zones where single-family dwellings and multi-family dwellings are allowed, and finding ZCA24004 exempt from CEQA, in substantially the same form attached hereto as Exhibit “A”

Section 7.     **Certification.** The Community Development Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 14th day of January, 2026.

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Arleen Pruitt, Chair of Jurupa Valley Planning Commission

ATTEST:

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Joe Perez Assistant City Manager/Community Development Director/Secretary to the Planning Commission



**ATTACHMENT 1A:  
Exhibit A Draft Ordinance**

**EXHIBIT A**

**ORDINANCE NO. 2026-\_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY AMENDING TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE TO (1) REVISE THE DEFINITION OF HOME OCCUPATIONS; (2) ADD A NEW SECTION 9.240.570 ESTABLISHING HOME OCCUPATION DEVELOPMENT, DESIGN, AND OPERATIONAL STANDARDS; (3) ALLOW HOME OCCUPATIONS IN ALL ZONES THAT ALLOW SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS; (4) AMEND APPEALS PROVISIONS, AND (5) MAKE A FINDING OF EXEMPTION PURSUANT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061(B)(3) AND 15031**

**THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS FOLLOWS:**

**Section 1. Zoning Code Amendment.** The City Council of the City of Jurupa Valley does hereby find, determine, and declare that:

(a) At the April 20, 2023 regular City Council meeting, the City Council initiated amendments to the Zoning Code to update regulations related to home occupations.

(b) Zone Code Amendment No. 24004 (ZCA24004) will amend regulations pertaining to home occupations to create consistent regulations and permit home occupation uses in zones that allow for single-family and multi-family units. Specifically, ZCA24004 will amend the definition of home occupation contained in Section 9.10.630, add regulations to Chapter 9.240 including development design and operating standards for home occupations to minimize potential adverse impacts, and allow home occupation uses in all zones where single-family dwellings and multi-family dwellings are allowed.

(c) Section 9.285.030 of the Jurupa Valley Municipal Code provides that amendments to Title 9 that propose to regulate the use of buildings, structures, and land as between industry, business, residents, open space, and other purposes shall be adopted in the manner set forth in Section 9.285.040. Government Code Section 65854 provides that the Planning Commission must hold a public hearing on the proposed amendment to a zoning ordinance with notice of the hearing given pursuant to Government Code Section 65090 and, if the proposed amendment to the zoning ordinance affects the permitted uses of real property, also given pursuant to Government Code Section 65091. Additionally, Section 9.285.040(1) and 9.285.040(2) of the Jurupa Valley Municipal Code provide that the Planning Commission shall hold a noticed public hearing on a proposed amendment to Title 9 of the Jurupa Valley Municipal Code that proposes to change property from one zone to another.

(d) Government Code Section 65855 provides that after the hearing, the Planning Commission must render its decision in the form of a written recommendation to the legislative body, which must include the reasons for the recommendation, the relationship of the proposed amendment to the applicable general and specific plans, and must transmit the recommendation to the legislative body in such form and manner as may be specified by the legislative body. Additionally, Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that, after closing the public hearing, the Planning Commission must render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which shall contain the reasons for the recommendation and the relationship of the proposed amendment to the 2017 General Plan. A copy of the recommendation shall be mailed to the applicant, and proof thereof shall be shown on the original transmitted to the City Council.

(e) Government Code Section 65856(a) provides that upon receipt of the Planning Commission's recommendation; the legislative body must hold a public hearing. Additionally, Section 9.285.040.(4)(a) of the Jurupa Valley Municipal Code provides that upon receipt the Planning Commission's recommendation for approval, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

(f) Government Code Section 65857 provides that the legislative body may approve, modify, or disapprove the recommendation of the Planning Commission provided that any modification of the proposed ordinance or amendment by the legislative body not previously considered by the Planning Commission during its hearing must first be referred to the Planning Commission for report and recommendation. The Planning Commission is not required to hold a public hearing thereon. Furthermore, Section 9.285.040.(5) of the Jurupa Valley Municipal Code provides that after closing the public hearing the City Council must render its decision within a reasonable time and may approve, modify, or disapprove the Planning Commission's recommendation provided, however, that any proposed modification of the Planning Commission's recommendation not previously considered by the Planning Commission must first be referred back to the Planning Commission for a report and recommendation.

Section 2.      **Procedural Findings.**

(a) On September 10, 2025, the Planning Commission of the City of Jurupa Valley held a public hearing on the proposed Zoning Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Zoning Code Amendment had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission directed staff to make recommended revision to ZCA24004 and continued the public hearing to November 12, 2025.

(b) On November 12, 2025, the Planning Commission of the City of Jurupa Valley continued the public hearing on the proposed Zoning Code Amendment set forth in this Ordinance to January 14, 2026. The Planning Commission held a study session on the proposed ZCA to provide staff with direction on recommended changes prior to the continued hearing.

(c) On January 14, 2026, the Planning Commission of the City of Jurupa Valley held a continued public hearing on the proposed Zoning Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Zoning Code Amendment had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission closed the public hearing and adopted Resolution No. PC-0002 recommending that the City Council adopt the Zoning Code Amendment.

(d) On XXXX XX, 2026, the City Council of the City of Jurupa Valley held a public hearing on the proposed Zoning Code Amendment set forth in this Ordinance, at which time all persons interested in the Zoning Code Amendment had the opportunity and did address the City Council on these matters. Following the receipt of public testimony, the City Council closed the public hearing.

(e) All legal preconditions to the adoption of this Ordinance have occurred.

**Section 3. California Environmental Quality Act Findings.** The City Council of the City of Jurupa Valley makes the following environmental findings and determinations in connection with the approval of the project:

(a) The City of Jurupa Valley has determined that the adoption of this Ordinance is exempt from review under the California Environmental Quality Act (“CEQA”) (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Guidelines §15061(b)(3) (14 Cal. Code Regs. § 15061(b)(3)) covering activities with no possibility of having a significant effect on the environment. In addition, the City of Jurupa Valley has determined that the ordinance is categorically exempt from further CEQA review pursuant to CEQA Guidelines Section 15301, Existing Facilities, since home occupation uses are customarily conducted in an existing residence, and the home occupation will involve a negligible expansion of an existing use.

**Section 4. Findings.** The City Council hereby finds, as required by the Jurupa Valley Ordinances and applicable state law, that the proposed Code Amendment should be adopted because the proposed Code Amendment is consistent with the City of Jurupa Valley’s General Plan because it meets the following goals:

(a) **LUE 2.8 Supportive Uses.** Accommodate activity centers or nodes within or near residential neighborhoods that allow such services as child or adult care, recreation, public meeting rooms, convenience commercial uses, and similar facilities, where appropriate. The amendments to the Home Occupations definition and standards in the zoning code and the addition of related design, development, and operating standards in Section 9.240.570, Home Occupations, continue to allow services such as child or adult care and other commercial uses to operate within residential neighborhoods while preserving the residential character and the design and development standards in the zoning code.

(b) **LUE 10.1 Land Use Balance.** Encourage communities that provide a balanced mix of land uses, including open space, employment, recreation, shopping, and housing. Enhancing the home occupations design and development standards encourages a balance of land uses in residential communities by allowing residents to operate approved businesses from the dwelling units without negatively impacting the surroundings and other sensitive uses.

(c) LUE 11.10 Residential Compatibility. Require non-residential uses to be designed so that site and building entries, driveways, parking and loading areas, trash and recycling areas, drive-through uses, and storage bays are located and designed to minimize conflicts with adjacent residential neighborhoods due to traffic, noise, vibration, odor, lighting, and other impacts on surrounding properties. Any potential impacts shall be mitigated to a level of non-significance, to the approval of the City. The updated standards set forth for home occupations are consistent with the policy by providing clear direction for how home occupations are to be designed, developed, and operated in all residential dwellings including ADUs and JADUs to mitigate any potential impacts on surrounding sensitive uses.

(d) AQ 6.7 Job Creation. Emphasize job creation and reductions in vehicle miles traveled to improve air quality over other less efficient methods. The Home Occupation Ordinance facilitates job creation in the City by allowing low-impact to no-impact resident-operated businesses and jobs in residential neighborhoods, thus, improving air quality by reducing vehicle miles traveled for resident operators, on-site employees, and potential clients who live close to the home occupation.

(e) AQ 6.10 Community Centers / Telecommuting / Home-Based Businesses. Implement zoning code provisions that encourage community centers, telecommuting, and home-based businesses. The ordinance implements zoning code provisions for home occupations that encourage residents to operate home-based businesses and home occupations with low to no impacts including reducing any negative air quality impacts.

(f) ES 3.9 Home Businesses. Continue to permit home enterprise and home occupation activities in appropriate areas of the City. Amendments to the home occupation definition and development standards and the design and operation standards in the municipal code will continue to permit home enterprise and home occupation activities that contribute to economic sustainability of Jurupa Valley.

Section 5. Amendment to Chapter 9.10. Section 9.10.630 (Home Occupations) of Chapter 9.10 (Definitions) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text and deletions shown in strikethrough text), with all other provisions of Chapter 9.10 remaining unchanged:

**“Sec. 9.10.630. Home Occupations.**

Home occupations means an accessory use of a dwelling unit, or accessory structure on the same residential property, for a business conducted by the resident(s) of the dwelling for gainful employment, which is clearly incidental and subordinate to the residential use of the property. Home occupations may include a home-based business in which the business owner conducts the principal service or labor at client locations or job sites, and the residence is used only for office, scheduling, communication, billing, inventory tracking, and similar administrative activities. Home occupations do not include home hobbies, cottage food operations, telecommuting, and small and large family day care homes. ~~The following criteria shall apply to any home occupation:~~

~~(1) Except for large family day care homes which may require two (2) assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.~~

~~(2) A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.~~

~~(3) A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.~~

~~(4) The residential character of the exterior and interior of the dwelling shall not be changed.~~

~~(5) No vehicles or trailers except those normally incidental to residential use shall be kept on the site.~~

~~(6) No signs other than one unlighted identification sign, not more than two (2) square feet in area, shall be erected on the premises.”~~

Section 6. Amendment to Chapter 9.240. A new Section 9.240.570 (Home Occupations) is hereby added to Chapter 9.240 (General Provisions) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code to read as follows, with all other provisions of Chapter 9.240 remaining unchanged:

**Sec. 9.240.570 Home Occupations.**

A. *Definitions.* The following terms shall have the following meanings for the purposes of this section:

(1) *Cottage Food Operation* - For the purposes of this chapter, a cottage food operation shall have the same meaning as set forth in California Health and Safety Code Section 113758, as the same may be amended from time to time.

(2) *Enforcement Official* means the Enforcement Official as defined in Section 1.10.020 of this Code.

(3) *Hobby* means any activity that a person pursues because they enjoy it and with no intention of making a profit. A hobby does not include any activity where a person sells products that they make.

(4) *Home-Based Business* means a home occupation in which the business owner conducts the principal service or labor at client locations or job sites, and the residence is used only for office, scheduling, communication, billing, inventory tracking, and similar administrative activities.

(5) *Telecommuting* means the partial or complete replacement of traveling to a physical workplace by using computers and telecommunications technologies to perform work remotely.

B. *Purpose and intent.* The purpose and intent of this section is to establish clear regulations and requirements for home occupation uses, and establish operational, design, and development standards to ensure home occupation uses would not be incompatible with surrounding residential uses.

C. *Applicability.* All home occupations proposed, registered, or entitled after the effective date of this Ordinance, shall be operated, designed, and developed in accordance with this section. Existing home occupations at the time of the effective date of the ordinance amending this chapter shall comply with the standards set forth in this chapter within one hundred eighty (180) days of the effective date of the ordinance.

*D. Procedural requirements.*

(1) All residents that operate a home occupation in the City shall obtain and maintain a valid business registration certificate issued by the City in accordance with Chapter 5.05 of Title 5 of this Code upon approval of a home occupation permit from the City. If a business registration is not annually renewed, the home occupation permit shall become void.

(2) Home Occupation Permit Required.

(a) All persons desiring to operate a home occupation, as defined in Section 9.10.630, shall apply for a home occupation permit in accordance with this section.

(b) A home occupation is prohibited in the City unless there is a home occupation permit in full force and effect for the location and the operator of the home occupation.

(c) The home occupation permit shall be valid for one (1) year after issuance and then must be renewed annually, thereafter.

(d) The home occupation operation permit is nontransferable. A permit shall be valid only for the person and location specified by that permit, and, unless suspended or revoked for cause, for the time period indicated.

(e) The permit, or an accurate copy thereof, shall be retained by the operator onsite and displayed at all times while the home occupation is in operation.

*E. Permit application and fee.*

(1) An application for a home occupation permit shall be filed with the Community Development Department on forms approved by the Community Development Director with the required application fee. The application shall be accompanied by the following documents, plans, and information:

(2) A site plan, drawn to scale, that shows the following:

(a) boundary and dimensions of property;

(b) location of adjacent streets, driveways, parking areas, easements, buildings, or structures;

(c) location of fences, walls, and landscaping; and

(d) location of where the home occupation (including storage of materials) will be conducted.

(3) A floor plan showing the area of the dwelling and/or accessory structure where the home occupation (including storage of materials) will be conducted.

(4) An affidavit on a form approved by the Community Development Director shall be completed by the operator and be submitted along with the home occupation permit application. The affidavit shall indicate the operator's agreement to the following:

(a) The operator has read and fully understands the requirements of operating a home occupation; and

(b) The subject home occupation will, at all times, comply with all requirements of this Code and all applicable federal, state, and local laws.

(5) Renters must obtain written approval of the property owner prior to operating a home occupation. The written approval shall be submitted with the home occupation permit application. The home occupation business shall terminate upon withdrawal of said approval by the property owner.

*F. Requirements for Approval.* The Community Development Director or designee shall only approve a home occupation permit after determining that the proposed home occupation and its method of operation complies with the requirements of this Code, including, but not limited to Sections 9.10.630 and the standards in this section. If the permit is denied, the Community Development Director shall explain the reasons for the denial in writing. The Community Development Director or designee shall send written notice of a decision to the applicant at the address designated on the application by U.S. Mail accompanied by a declaration of mailing.

*G. Regulations, registration, and other permit requirements.* Home occupations are subject to the regulations of the Jurupa Valley In-City Business Registration Application, a home occupation permit, and all of those regulations identified in the Code. All home occupations are required to register with the City pursuant to this Section and Chapter 5.05. A home occupation may also require permits, licenses, and registrations from other agencies including, without limitation, the Internal Revenue Service, Riverside County Health Department, and the California State Board of Equalization.

*H. Exceptions.* The Community Development Director may hold a public hearing on all requests for deviation from the strict application of the standards under this section. However, the Community Development Director may refer review of such request requiring a public hearing to the Planning Commission for review, full hearing and the Planning Commission's approval, conditional approval, or disapproval in cases where the Planning Commission finds that the activity will have an adverse effect upon the residential character of the neighborhood. The Community Development Director or the Planning Commission may grant an exception to the strict application of the standards of this section when the applicant is able to show that there is a hardship upon the applicant that warrants such an exception. In such cases, the applicant must prove that the activity for which the permit is requested will have no adverse effect upon the residential character of the neighborhood. Applications for an exception shall be filed in writing with the Community Development Director and must include the exception application fee. All such approved home occupation applications requesting an exception shall be subject to annual review.

*I. Operations Standards.* Unless otherwise prohibited by state law, home occupations subject to this section shall comply with the following operations standards:

(1) *Operator and employees.* The business operator shall be a resident of the dwelling in which the home occupation is located. Other residents of the dwelling may assist in the operation of the business. One non-resident employee shall be permitted for home occupations on properties less than twenty thousand (20,000) square feet in area; and two non-resident employees on properties twenty thousand (20,000) square feet or greater in area.

(2) *Location of operations.* A home occupation shall be conducted entirely within the dwelling, and/or a legally permitted garage or entirely enclosed accessory structure and shall be

incidental and secondary to the use of the dwelling as a residence. The home occupation permitted area includes the interior of the residential dwelling unit, garage, and/or accessory structure. The home occupation operations shall not be conducted outside of the permitted areas unless otherwise stated in this section. Storage of materials, supplies related to the home occupation, or equipment shall be subject to the standards in Section 9.240.570.J.(1).

(3) *Retail sales prohibition.* There shall be no retail sales on the premises except for cottage food operations.

(4) *Number of home occupations.* No more than two (2) home occupations shall be permitted in any dwelling unit.

J. *Development and Design Standards.* Unless otherwise prohibited by state law, home occupations subject to this section shall comply with the following development and design standards:

(1) *Storage of materials, supplies, or equipment.* Storage of materials, supplies, or equipment related directly or indirectly to a home occupation shall be limited to (1) an area of one hundred (100) square feet for properties less than twenty thousand (20,000) square feet in area or (2) two hundred (200) square feet on properties twenty thousand (20,000) square feet or greater in area. These limits apply collectively to all home occupations associated with an individual single-family dwelling. Outdoor storage shall be prohibited for a home occupation located in a multi-family dwelling, as defined in Section 9.10.500. In single-family dwellings, outdoor storage is permitted if it is located in a side yard, as defined in Section 9.10.1130, behind the front setback line or in a rear yard, as defined in Section 9.10.1320 and screened from view from adjacent properties and the street by an opaque fence or wall.

(2) *Residential character and structural alterations.* The residential character of the exterior and interior of the residential dwelling or property shall not be changed. There shall be no change in the outside appearance of the dwelling, garage, and/or accessory structure, or property that would indicate the use is other than a residence, including no structural changes, additional entrances, and no exterior display of goods and equipment unless otherwise allowed by this section.

(3) *Compatibility and impacts.* No home occupation may be operated in a manner that materially alters the residential character of the adjacent neighborhood or materially or unreasonably degrades the quality of life of adjacent neighbors or disturbs another person's quiet enjoyment of their property as a result of traffic, parking, light, noise, vibration, odor, dust, fumes, gas, smoke, generation of refuse, glare, electronic interference, safety, hazardous waste, visual impact, or any other nuisances, nor any other negative effect, as determined by the Community Development Director.

(4) *Vehicles and parking.* A maximum of one vehicle for business-related purposes, other than the personal vehicle(s) of the resident(s) of the dwelling unit, is permitted and shall be parked in compliance with the standards in Section 9.240.120 if applicable. The maximum payload size shall not exceed one-ton classification. No food trucks, food trailers, or food carts shall be permitted. One (1) utility trailer or cargo trailer shall be permitted on properties twenty thousand (20,000) square feet or greater in area and shall be parked in the side or rear yard only. However, upon the City's discovery of an abandoned, wrecked, dismantled or inoperable vehicle, or parts thereof, on private or public property within the City, the Vehicle Abatement Officer shall

have authority to cause the abatement and removal thereof in accordance with the procedures described in Chapter 12.05.

(5) *Signs and advertising.* No sign, banner, or other form of exterior advertising is permitted that identifies or advertises the home occupation from the exterior of the premises including residential dwelling or accessory structures, except as permitted elsewhere in the Code.

(6) *Customer/Client Visits.* Visits by customers, clients, or other business-related visitors to a home occupation shall be limited to three (3) total visitors per day.

(7) *Hazardous Material.* The use or storage of any flammable, combustible, or toxic material in conjunction with a home occupation shall be limited to quantities permitted for residential uses in accordance with the Fire Code as adopted by reference in this Code.

*K. Inspections; suspension and revocation of permit; enforcement.* The following requirements shall apply to inspections:

(1) A home occupation operation shall not be subject to routine inspections, except that the Enforcement Official may access, for inspection purposes, the permitted area of the home occupation operation after the occurrence of either of the following:

(a) The Enforcement Official has provided the home occupation operation with reasonable advance notice.

(b) The Enforcement Official has a valid reason, such as a complaint or that the home occupation operation has violated this chapter.

(2) A home occupation operation shall not be subject to more than one (1) inspection each year by the Enforcement Official, except in cases in which the Enforcement Official has valid reason, such as a complaint or that the home occupation operation has violated applicable laws.

(3) The Enforcement Official shall document the reason for the inspection, keep that documentation on file with the home occupation operation's permit, and provide the reason in writing to the operator of the home occupation.

(4) Access provided under this section is limited to the permitted area of the home occupation operation, during the operating hours as approved in the home occupation permit, and solely for the purpose of enforcing or administering this Section 9.240.570.

(5) The Enforcement Official may seek recovery from a home occupation operation of an amount that does not exceed the local enforcement agency's reasonable costs of inspecting the home occupation operation for compliance with this chapter if the home occupation operation is found to be in violation of this Section 9.240.570.

(6) In the event the Enforcement Official determines that a violation of this Code or the home occupation operation permit has occurred, the Enforcement Official shall notify the operator of the nature of the violation and time required to correct the violation by personal service or US mail, accompanied by a declaration of service or mailing. The violation shall be corrected as soon as possible but not more than ten (10) calendar days following the date of mailing of the notice unless the Enforcement Official extends the time for correction.

(7) In the event the violation is not corrected within the time required, the Community Development Director may suspend or revoke the home occupation permit. In such event, the Community Development Director shall notify the permittee in writing at the address designated

in the permit application, by personal service or U.S. Mail, accompanied by a declaration of service or mail. Within ten (10) calendar days of the date of personal service or mailing, the permittee may appeal the suspension or revocation pursuant to the provisions of Section 9.240.340 of this Code. The suspension or revocation shall be effective on the tenth (10) day following personal service or mailing of the notice of suspension or revocation unless appealed.

(8) In the event the violation constitutes an immediate threat to health or safety, the Community Development Director may immediately suspend the permit until such time as the Community Development Director determines that the violation has been corrected. The Community Development Director shall provide written notice of an immediate suspension either by personal service or by written notice sent by U.S. mail to the address listed in the permit application, accompanied by a declaration of notice or mailing. The immediate suspension shall be effective immediately upon oral notification or mailing.

(9) An immediate suspension may be appealed within ten (10) days of the notice or mailing pursuant to the provisions of Section 9.240.340 of this Code.

Section 7. Subsection A(17) of Section 9.45.010 (Uses Permitted) of Chapter 9.45 (R-R Zone (Rural Residential)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.45.010 remaining unchanged:

“(17) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 8. Subsection A(11) of Section 9.55.010 (Uses Permitted) of Chapter 9.55 (R-1 Zone (One (1) Family Dwellings)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.55.010 remaining unchanged:

“(11) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 9. Subsection A(8) of Section 9.65.020 (Uses Permitted) of Chapter 9.65 (R-A Zone (Residential Agricultural)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.65.020 remaining unchanged:

“(8) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 10. Subsection A(8) of Section 9.70.020 (Uses Permitted) of Chapter 9.70 (R-2 Zone (Multiple Family Dwellings)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.70.020 remaining unchanged:

“(8) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 11. Subsection A(10) of Section 9.75.020 (Uses Permitted) of Chapter 9.75 (R-2A Zone (Limited Multiple Family Dwellings)) of Title 9 (Planning and Zoning) of the Jurupa

Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.75.020 remaining unchanged:

“(10) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 12. Subsection A(8) of Section 9.80.020 (Uses Permitted) of Chapter 9.80 (R-3 Zone (General Residential)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.80.020 remaining unchanged:

“(8) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 13. Subsection A(8) of Section 9.85.020 (Uses Permitted) of Chapter 9.85 (R-3A Zone (Village Tourist Residential)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.85.020 remaining unchanged:

“(8) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 14. Subsection A(4) of Section 9.90.020 (Uses permitted) of Chapter 9.90 (R-T Zone (Mobilehome Subdivision and Mobilehome Parks)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text and deletions shown in strikethrough text), with all other provisions of Section 9.90.020 remaining unchanged:

“(4) Home occupations, ~~only in mobilehome subdivisions~~ are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 15. Subsection A(4) of Section 9.95.020 (Uses Permitted) of Chapter 9.95 (R-T-R Zone (Mobilehome Subdivision - Rural)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.95.020 remaining unchanged:

“(4) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 16. Section 9.100.020 (Permitted uses) of Chapter 9.100 (R-4 Zone (Planned Residential)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code, is hereby amended to read as follows (with additions shown in underlined text and deletions shown in strikethrough text), with all other provisions of Section 9.100.020 remaining unchanged:

“Sec. 9.100.020. - Permitted uses.

- A. One (1) family dwellings, and accessory uses or buildings normally incidental thereto.
- B. Multiple-family dwellings, subject to the provisions of Section 9.100.070 and the development standards set forth in Section 9.240.545.
- C. Employee housing.
- D. Group homes, large.
- E. Residential care facility, six (6) or fewer persons.

- F. Residential care facility, seven (7) or more.
- G. Supportive housing, developed pursuant to Section 9.240.555.
- H. Transitional housing when such use is in a one (1) family dwelling or in multiple family dwellings subject to the provisions of Section 9.100.070 and the development standards set forth in Section 9.240.545.
- I. Nonprofit community centers, social halls, churches, parks, and community recreation facilities, including, but not limited to, swimming pools, and golf courses and the normal accessory uses thereto.
- J. Community service areas and medical facilities designed primarily for the use of the residents of the subdivision.
- K. On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed five (5) percent of the surface area of the exterior face of the wall upon which the sign is located.
- L. The following uses shall be permitted, provided a conditional use permit is granted pursuant to Section 9.240.280(5):
- (1) Mobilehome parks, developed pursuant to Section 9.260.020.
  - (2) Alcoholic beverage sales for on-premises consumption in conjunction with golf courses with standard length fairways and country clubs pursuant to the provisions of Section 9.240.490.
- M. The following uses are permitted, provided a site development permit has been approved pursuant to the provisions of Section 9.240.330(3):
- (1) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two (2) years in any event.
  - (2) Child day care center.
- N. Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.
- NO. The following uses are permitted, provided a public use permit has been granted pursuant to the provisions of Section 9.240.310E.: Churches, temples and other places of religious worship.
- OP. Any use that is not specifically listed in subsections F, G and H may be considered a permitted or conditionally permitted use provided that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.”

Section 17. Subsection A(12) of Section 9.110.020 (Uses permitted) of Chapter 9.110 (R-6 Zone (Residential Incentive)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code, is hereby amended to read as follows (with additions shown in underlined text and deletions shown in strikethrough text), with all other provisions of Section 9.110.020 remaining unchanged:

“(12) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 18. Subsection A(13) of Section 9.175.020 (Uses permitted) of Chapter 9.175 (A-1 Zone (Light Agriculture)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.175.020 remaining unchanged:

“(13) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 19. Section 9.180.020 (Uses permitted) of Chapter 9.180 (A-P Zone (Light Agriculture with Poultry)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to add a new Subsection A(12) to read as follows, with all other provisions of Section 9.180.020 remaining unchanged:

“(12) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 20. Subsection A(13) of Section 9.185.020 (Uses Permitted) of Chapter 9.185 (A-2 Zone (Heavy Agriculture)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.185.020 remaining unchanged:

“(13) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 21. Section 9.190.020 (Uses permitted) of Chapter 9.190 (A-D Zone (Agriculture - Dairy)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to add a new Subsection A(13) to read as follows, with all other provisions of Section 9.190.020 remaining unchanged:

“(13) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 22. Subsection A(5) of Section 9.205.020 (Uses Permitted) of Chapter 9.205 (W-2 Zone (Controlled Development Areas)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.205.020 remaining unchanged:

“(5) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 23. Subsection B(12) of Section 9.205.020 (Uses Permitted) of Chapter 9.205 (W-2 Zone (Controlled Development Areas)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.205.020 remaining unchanged:

“(12) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 24. Subsection A(5) of Section 9.210.020 (Uses Permitted) of Chapter 9.210 (R-D Zone (Regulated Development Areas)) of Title 9 (Planning and Zoning) of the Jurupa Valley

Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.210.020 remaining unchanged:

“(5) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 25. Section 9.215.020 (Uses Permitted) of Chapter 9.215 (N-A Zone (Natural Assets)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to add a new Subsection A(7) to read as follows, with all other provisions of Section 9.215.020 remaining unchanged:

“(7) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 26. Section 9.235.030 (Uses Permitted) of Chapter 9.235 (SP Zone (Specific Plan)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to add a new Subsection (A)(12) to read as follows, with all other provisions of Section 9.235.030 remaining unchanged:

“(12) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 27. Subsection 7 of Section 9.238.050 (Uses Permitted) of Chapter 9.238 (Planned Unit Development Zone (PUD)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.238.050 remaining unchanged:

“(7) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570;”

Section 28. Section 9.240.340 (Findings and procedure for revocation of variances and permits) of Chapter 9.240 (General Provisions) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows, with additions shown in underlined text and deletions shown in strikethrough text, with all other provisions of Chapter 9.240 remaining unchanged:

“A. Any conditional use permit, public use permit, variance, commercial WECS permit, accessory WECS permit, site development permit~~for a temporary event~~, revised permit, substantial conformance, public convenience or necessity or home occupation permit, may be revoked by the Community Development Director ~~of the Building and Safety Division~~ upon finding that one (1) or more of the following conditions for revocation exist:

(1) That the use is detrimental to the public health, safety or general welfare, or is a public nuisance.

(2) That the permit was obtained by fraud or perjured testimony.

(3) That the use is being conducted in violation of the terms and conditions of the permit.

(4) That the use for which the permit was granted has ceased or has been suspended for one (1) year or more unless the permit includes a different time period for use.

B. Upon a determination by the Community Development Director ~~of the Building and Safety Division~~ that grounds for revocation exist, the following procedure shall take effect:

(1) Notice of revocation. Notice of revocation and a copy of the findings of the Community Development Director ~~of the Building and Safety Division~~ shall be mailed by the Director by certified mail to the owner of the property to which the permit or variance applies, as shown by the Assessor of Riverside County. The decision of the Community Development Director ~~of the Building and Safety Division~~ shall be final unless a notice of appeal is timely filed.

(2) Notice of appeal. Within ten (10) days following the mailing of the notice of revocation, the owner of the property to which the permit or variance applies may file with the City Clerk a notice of appeal from the decision of the Community Development Director ~~of the Building and Safety Division~~. A notice of appeal shall be accompanied by the filing fee set forth in ~~County Ordinance No. 671~~ the fee resolution of the City Council. A notice of appeal not accompanied by such fee shall be deemed null and void and shall not be processed.

(3) Setting hearing; costs. Appeals, including appeals concerning commercial WECS permits, shall be heard by the Planning Commission, or if the Commission so elects, shall be heard by a Hearing Officer in accordance with Section 1.20.080(D). Notice of the time, date and place of the hearing shall be given as provided in Section 9.240.250(3). In the event that an appeal is heard by a Hearing Officer and the owner of the property to which the permit or variance applies does not prevail in the appeal, the owner shall not be obligated to pay any hearing costs. In the event that an appeal is heard by a Hearing Officer and the owner of the property to which the permit or variance applies prevails in the appeal, the owner shall not be obligated to pay all hearing costs.

(4) Testimony under oath. All testimony at the hearing shall be taken under oath.

(5) Notice of decision. Notice of the Planning Commission decision and a report of the proceedings shall be filed with the City Clerk not later than fifteen (15) days following the date the decision is adopted. A copy of the notice and the report shall be mailed to the applicant and proof of such mailing shall be indicated on the original notice filed with the City Clerk. If the Planning Commission does not reach a decision due to a tie vote, such fact shall be reported to the City Council in the same manner and within the same time for reporting decisions and such a failure to reach a decision shall constitute affirmation of the ~~Building~~ Community Development Director's revocation of the permit or variance.

(6) Appeal. An appeal of the decision of the Planning Commission shall be filed and processed pursuant to the requirements of Section 9.50.100 and subject to the provisions of Section 9.05.110.

(7) Action by the City Council. The decision of the City Council on revocation of a permit or variance is final.”

**Section 29. Severability.** If any sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this ordinance. The city council hereby declares that it would have passed this ordinance and each sentence, clause, or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 30. **Effect of Ordinance.** This Ordinance is intended to supersede any ordinance or resolution of the county of riverside adopted by reference by the City of Jurupa Valley in conflict with the terms of this ordinance.

Section 31. **Certification.** The city clerk of the City of Jurupa Valley shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted in the manner required by law.

Section 32. **Effective Date.** This ordinance shall take effect on the date provided in Government Code Section 36937.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Jurupa Valley on this \_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Brian Berkson  
Mayor

ATTEST:

\_\_\_\_\_  
Maria Morris  
City Clerk

**CERTIFICATION**

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF JURUPA VALLEY )

I, Maria Morris, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2026-\_\_ was duly introduced at a meeting of the City Council of the City of Jurupa Valley on the \_\_\_\_ day of \_\_\_\_\_, 2026, and thereafter at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2026, it was duly passed and adopted by the following vote of the City Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this \_\_\_\_ day of \_\_\_\_\_, 2026.

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Maria Morris  
City of Jurupa Valley

DRAFT

# Staff Report

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DATE: JANUARY 14, 2025  
TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION  
FROM: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR  
BY: ROB GONZALEZ, PRINCIPAL PLANNER  
SUBJECT: AGENDA ITEM NO. 7

**A PUBLIC HEARING TO CONSIDER TENTATIVE TRACT MAP NO. 39119 FOR A RESIDENTIAL SUBDIVISION MAP CONSISTING OF 42-SINGLE SINGLE-FAMILY DETACHED LOTS AND FIVE LETTER LOTS, CONCEPTUAL GRADING WITHIN PLANNING AREA 10 OF THE VERNOLA RANCH SPECIFIC PLAN LOCATED AT ASSESSOR'S PARCEL NUMBER 160-050-087, AND FIND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162**

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## RECOMMENDATION

That the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC-0003:

- 1. Approving Tentative Tract Map (TTM) No. 39119 for a 42-lot single-family detached subdivision with 5 lettered lots and conceptual grading within the Vernola Ranch Specific Plan, Planning Area 10 (PA-10), and**
- 2. Adopt Previous Environmental Determination (PED), making a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15162.**



**BACKGROUND**

The site is located within Planning Area 10 (PA-10) of the Vernola Ranch Specific Plan (VRSP). The Specific Plan designates PA-10 as Medium High Density Residential (MDR), which allows a density range consistent with the proposed development, up to eight dwellings per acre. PA-10 permits single-family detached homes as one of the residential product types envisioned within the Specific Plan. The Planning Area has an approved residential capacity of 42 single-family detached lots, along with five lettered lots, on approximately 7.03 acres, resulting in a proposed density of 5.97 dwelling units per acre, which is consistent with the VRSP.

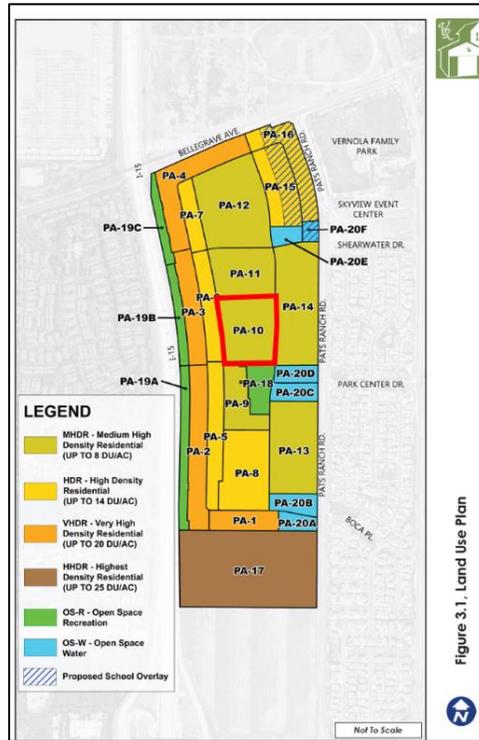
**EXHIBIT NO. 1 - SITE SUMMARY TABLE**

<b>Data</b>	<b>Note</b>
<b>General Plan Designation</b>	<b>Medium High Density Residential (MHDR)</b>
<b>Acres</b>	<b>7.03 Acres</b>
<b>Zoning</b>	<b>Specific Plan Zone</b>
<b>Specific Plan</b>	<b>Vernola Ranch Specific Plan, Planning Area 10</b>
<b>Units</b>	<b>42</b>

The project site is located in the central portion of the VRSP area. North of the site is Planning Area 11 (PA-11), which is planned for single-family detached homes. South and west of the site is Planning Area 9 (PA-9) designated for MHDR uses. South of the site is Planning Area 18 (PA-18), designated for Parks and Open Space, which consists of the Vernola Ranch Recreation Center campus, featuring pools, playgrounds, cabanas, a shade pavilion, and a community event lawn. The site is served by an internal loop street system that provides direct access to the primary collector roads, which connect to Limonite Avenue and Wineville Avenue.



**EXHIBIT NO. 2 - LAND USE PLAN AND PROJECT SITE**



**PROJECT DESCRIPTION**

Vernola Ranch PA-10 is a proposed residential subdivision located within the VRSP area in the City of Jurupa Valley. The project, identified as Tentative Tract Map (TTM) No. 39119, would establish a 42-lot single-family neighborhood consisting of multiple residential lots served by a system of internal private streets connecting to future planned streets Prairie Ranch Lane, Lazy River Ranch Road, and surrounding planned local streets.

The TTM also includes associated improvements such as landscaped parkways, perimeter walls, common-area features, and HOA-maintained open space areas.

Lots are arranged along gently curving local streets, including Chaparral Court, Wildflower Ranch Lane, Sunset Mesa Drive, and Canyon Creek Ranch Road. The map depicts pad configurations suitable for a range of single-story (Product 1942) and two-story homes (Products 2710 and 3171), each with a private rear yard and individual driveway access.

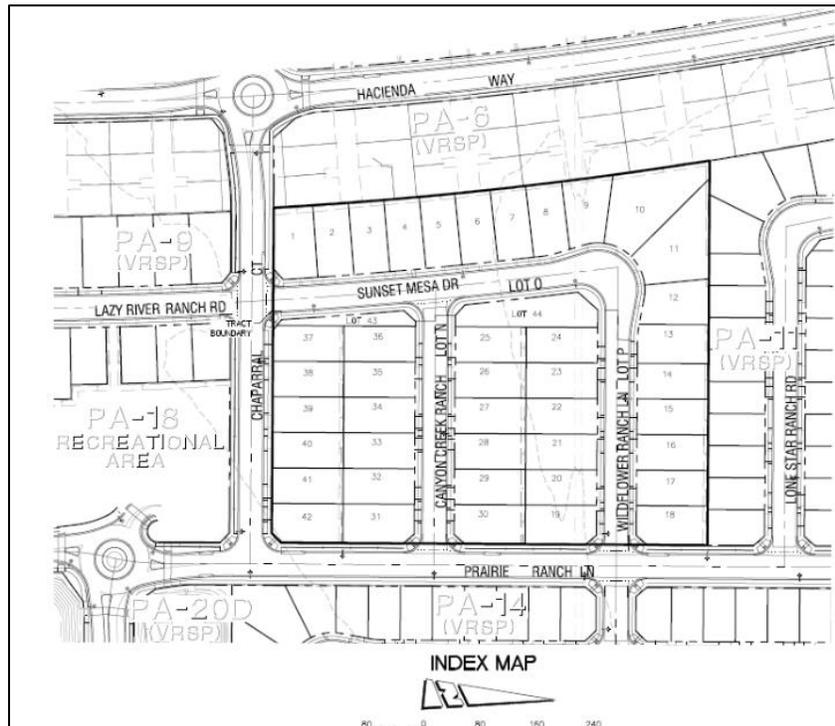
Key project features include:



- **Private streets and internal circulation**, designed to provide safe, efficient neighborhood access and connectivity to the broader Vernola Ranch street network.
- **Common landscape areas** maintained by a homeowners’ association, including parkway trees, decorative walls, and irrigation systems that contribute to a unified streetscape character.
- **Community perimeter treatments**, including split-face CMU walls and vinyl fencing, designed to ensure neighborhood privacy, durability, and long-term visual appeal.
- **Front-yard and side-yard landscape opportunities** on each lot consistent with the Vernola Ranch plant palette, supporting cohesive neighborhood design and compliance with Specific Plan landscape guidelines.

The PA-10 tentative map reflects the next phase of residential development within Vernola Ranch, complementing the surrounding Planning Areas and continuing the buildout of a planned single-family community envisioned in the Specific Plan.

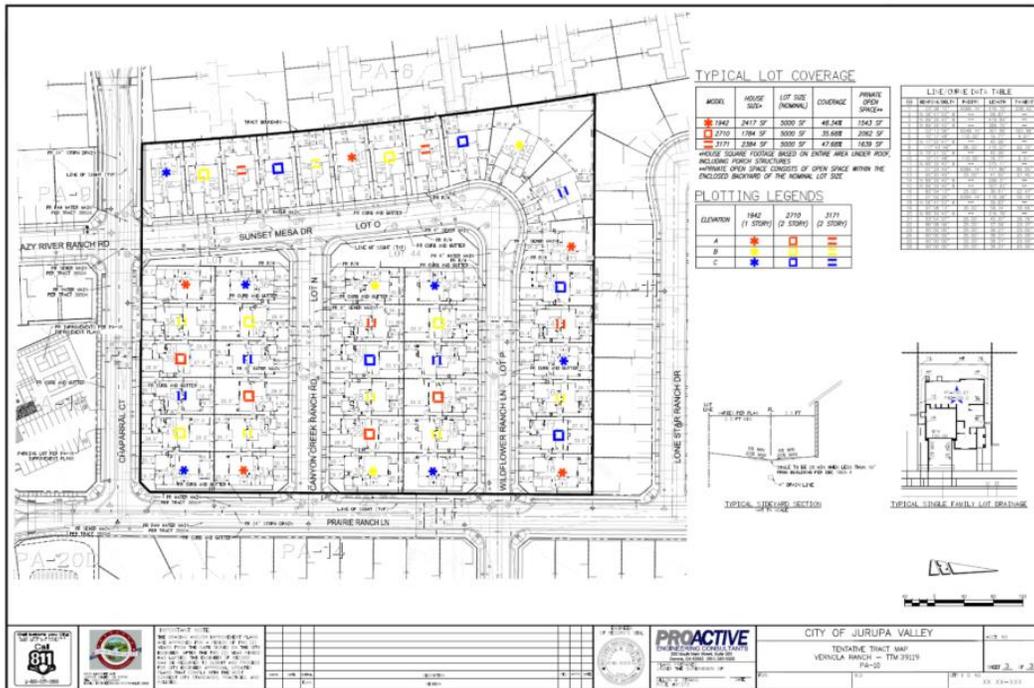
**EXHIBIT NO. 3 - PROPOSED SUBDIVISION TENTATIVE TRACT MAP**



## SITE PLAN AND PLOTTING

The lot configuration follows a conventional single-family neighborhood pattern, featuring front-loaded garages, consistent building setbacks, and private rear yard open space. Home sizes range from approximately 1,784 to 2,417 square feet, with lot coverage from 35.68 to 48.34 percent and private open space from 1,543 to 2,063 square feet. The plotting pattern provides a mix of lot sizes to accommodate the various home models and elevations.

### EXHIBIT NO. 4 - SITE PLAN



## ELEVATIONS

PA-10 features the Homestead product line, which includes Plans 1942, 2710, and 3171, each offered in a range of architectural elevations such as Modern Farmhouse, American Traditional, and Provence. These elevations incorporate enhanced detailing to improve visual interest and promote a high-quality streetscape along public view corridors. Exterior materials include neutral and earth-tone stucco finishes, horizontal lap siding, board-and-batten elements, and decorative stone or brick veneer treatments. Roof materials consist of flat concrete shake or slate tiles in charcoal, brown, and blended color tones, providing a cohesive architectural palette throughout



the neighborhood. Elevations are intentionally varied and distributed across the subdivision to ensure a diverse and visually appealing community character.

**EXHIBIT NO. 5 - PROPOSED ARCHITECTURAL ELEVATIONS**



**CONCEPTUAL LANDSCAPE AND WALL PLANS**

The conceptual landscape plan for PA-10 provides a landscape framework that includes street trees, shrubs, and groundcovers throughout the neighborhood, as shown on Sheets L1–L3. Plant materials follow City standards and utilize drought-tolerant species appropriate for the region. Parkway areas maintained by the HOA include regularly spaced street trees, while front yard landscapes are guided by standardized planting templates for individual lots. The wall and fence plan identifies the use of 6-foot split-face masonry walls along perimeter frontages and vinyl fencing along interior lot lines, with pedestrian gates and return walls provided where needed for access and separation of spaces. Together, these plans outline the basic landscape and enclosure elements that will define the visual character and functional boundaries of the neighborhood.

**EXHIBIT NO. 6 - PROPOSED CONCEPTUAL LANDSCAPING**



**ANALYSIS**

- I. **ENVIRONMENTAL REVIEW.** The Previous Environmental Determination (PED) for TTM No. 39119 (MA25063) concludes that the proposed subdivision of 42 single-family detached residential lots within PA-10 is consistent with the certified Final Environmental Impact Report (EIR) for the VRSP, adopted by City Council Resolution No. 2023-106 on



December 21, 2023. The project does not modify Specific Plan boundaries, the approved development program, or the previously analyzed infrastructure and phasing. Existing site conditions and surrounding land uses remain generally unchanged, and no new substantial information has been identified that would alter the conclusions of the EIR. All previously adopted plans, policies, and mitigation measures remain applicable to the project. Based on the PED, MA25063 does not result in new significant environmental impacts or a substantial increase in the severity of previously analyzed impacts; therefore, the project is within the scope of the certified EIR, and no additional environmental review is required pursuant to CEQA Guidelines Section 15162.

II. **GENERAL PLAN.** The project is consistent with the General Plan.

A. **Land Use Designation.** The General Plan land use designation for the project site is MHDR, which allows up to eight dwelling units per acre. The project demonstrates consistency with the Land Use Element of the General Plan, including the following policies:

- **LUE 2.3 Infrastructure.** Ensure that circulation facilities, water resources, sewer and storm drainage facilities, and other utilities available or provided by the developer are adequate to meet the demands of a proposed residential land use, in addition to those services and resources required to serve existing residents and businesses.
  - *The project includes required improvements to circulation, water, sewer, and storm drain systems consistent with City and agency standards. All infrastructure will be constructed or extended by the developer to ensure adequate service capacity for the proposed development without adversely affecting existing residents or businesses.*
- **LUE 10.9 Promote Unique Community Character.** Use community plans to promote the development and preservation of unique communities that exhibit a special sense of place and quality of design.
  - *The project contributes to the overall character of Vernola Ranch by implementing cohesive architectural themes, landscaping, and neighborhood design elements that reinforce the Specific Plan's intent to create a distinctive and high-quality residential environment.*

III. **TITLE 7 – SUBDIVISIONS.** TTM No. 39119 complies with the applicable provisions of Title 7 of the Jurupa Valley Municipal Code and the Subdivision Map Act for the proposed



42 single-family residential parcels within PA- 10. The Engineering Department has reviewed the map for required travel lanes, access and internal circulation, grading, drainage, and water quality considerations. Recommended conditions of approval address subdivision design, circulation and access requirements, grading and drainage standards, and compliance with applicable water quality regulations. Based on the project's conformance with these requirements, the findings necessary for approval of the tentative map can be made and are included in the resolution.

#### IV. **TITLE 9 – ZONING ORDINANCE.**

- A. **Vernola Ranch Specific Plan.** The project has been reviewed for consistency with the development standards of the VRSP, including minimum lot sizes, widths, depths, setbacks, heights, and lot coverage requirements. Overall, the project design meets or exceeds the intent of the specific plan.
- B. **Inclusionary Housing Requirement (Chapter 9.267).** The proposed project would be subject to the City's Inclusionary Housing Requirement, which requires seven percent affordable homes. Since the project proposes market-rate housing units, the applicant may also pay an in-lieu fee of \$2.50 per square foot. The project's compliance with the Inclusionary Housing Ordinance is included as a recommended condition of approval.

#### NOTICING REQUIREMENTS

The ten day public hearing notices were sent to surrounding property owners within 1,500 feet (extended to notify additional property owners) of the project site's boundaries. Additionally, legal advertisements were published in the Press Enterprise on January 4, 2025. As of the writing of this report, there have been no comments from the public.



Prepared by:



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Rob Gonzalez, AICP  
Principal Planner

Submitted by:



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Joe Perez  
Community Development Director

Reviewed by:

//ss// Maricela Marroquin

Maricela Marroquin

ATTACHMENTS:

1. Resolution No. PC-0003
  - a. Exhibit A: Conditions of Approval
  - b. Exhibit B: Previous Environmental Document
2. Tentative Tract Map
3. Architectural Plans
4. Conceptual Landscape Plan
5. Maintenance Exhibit



**ATTACHMENT NO. 1**

Planning Commission Resolution

**PC RESOLUTION NO. PC-0003**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY APPROVING MASTER APPLICATION NO. 25063 CONSISTING OF TENTATIVE TRACT MAP (TTM) NO. 39119 AND APPROVING A PREVIOUS ENVIRONMENTAL DETERMINATION DOCUMENT MAKING A FINDING THAT NO FURTHER ENVIRONMENT REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162**

**THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:**

Section 1.     **Previous Project.** McCune & Associates (the “Applicant”) applied for General Plan Amendment No. 22003; Specific Plan No. 22001 establishing the Vernola Ranch Specific Plan to provide development standards and design guidelines for the Project area; Specific Plan Amendment No. 266A5 to remove Planning Areas 10, 13, 15, and 20 from the I-15 Corridor Specific Plan; Change of Zone No. 22002 to apply Specific Plan zoning; Development Agreement No. 22001; and Tentative Tract Map No. 38504 to implement the Vernola Ranch Specific Plan (MA No. 22153) which consists of approximately 1,576 residential dwelling units (single-family, multi-family, townhomes, and other housing types), recreation areas, a network of trails and parks, internal street network, open space, landscaping, and street improvements, and an overlay for a potential school site located at the northeast portion of the Specific Plan Area (the “Project”). On December 21, 2023, the City Council adopted Resolution Nos. 2023-107, 2023-106, and Ordinance Nos. 2024-05 and 2024-04 approving the Project.

Section 2.     **Current Project.** Lennar Homes (the “Applicant”) applied for Master Application No. 25063 comprising of Tentative Tract Map No. 39119 to subdivide forty-two (42) single-family residential parcels in Planning Area 10 and establish a new single-family neighborhood consisting of multiple residential lots served by a system of internal private streets connecting to Prairie Ranch Lane, Lazy River Ranch Road, and surrounding planned local streets. The project is located on a portion of assessor’s parcel number 160-050-087. The tentative map also includes associated improvements such as landscaped parkways, perimeter walls, common-area features, and HOA-maintained open space areas. (the “Proposed Project”).

Section 3.     **Procedural Findings.** The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a)     The application for MA No. 25063 was processed including, but not limited to, a public notice, in the time and manner prescribed by State law and local law, including the California Environmental Quality Act.

(b)     On January 14, 2026, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 25063, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing.

- (c) All legal preconditions to the adoption of this Resolution have occurred.

**Section 4. Tentative Tract Map.**

(a) The Applicant is seeking approval of Tentative Tract Map No. 39119 a Schedule “A” subdivision to subdivide the project site into forty two (42) parcels.

(b) Section 7.05.020.A. of the Jurupa Valley Municipal Code provides that the Jurupa Valley Planning Commission is designated as the “Advisory Agency” charged with the duty of making investigations and reports on the design and improvement of all proposed tentative Schedule “A” maps. Further, Section 7.05.020.A. of the Jurupa Valley Municipal Code provides that the Planning Commission is authorized to approve, conditionally approve or disapprove all such tentative map land divisions and report the action directly to the City Council and the land divider.

(c) Section 7.15.130.A. of the Jurupa Valley Municipal Code provides that within fifty (50) days after the date of filing of a tract map or commercial parcel map, a public hearing on the map must be held before the Planning Commission. Section 7.15.130.B. of the Jurupa Valley Municipal Code provides that after the close of the hearing, the Planning Commission must approve, conditionally approve, or disapprove the proposed tentative map, file notice of the decision with the City Clerk, and mail notice of the decision to the land divider, or his or her authorized agent, and any interested party requesting a copy.

(d) Section 7.15.180 of the Jurupa Valley Municipal Code requires denial of a Tentative Parcel Map if it does not meet all of the requirements of Title 7 of the Jurupa Valley Municipal Code, or if any of the following findings are made:

1) That the proposed land division is not consistent with applicable general and specific plans.

2) That the design or improvement of the proposed land division is not consistent with applicable general and specific plans.

3) That the site of the proposed land division is not physically suitable for the type of development.

4) That the site of the proposed land division is not physically suitable for the proposed density of the development.

5) That the design of the proposed land division or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6) That the design of the proposed land division or the type of improvements are likely to cause serious public health problems.

7) That the design of the proposed land division or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. A land division may be approved if it is found that alternate easements for access or for use will be provided and that they will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.

8) Notwithstanding subsection 5) above, a tentative map may be approved if an environmental impact report was prepared with respect to the project and a finding was made, pursuant to the California Environmental Quality Act (Pub. Resources Code Section 21000 *et seq.*), that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

**Section 5. California Environmental Quality Act.**

(a) On December 21, 2023, the City Council adopted Resolution No. 2023-106 certifying an Environmental Impact Report (“EIR”) (SCH # 2022120318), making findings, adopting a Mitigation Monitoring and Reporting Program, and adopting a Statement of Overriding Considerations for the Project.

(b) The City has caused a Previous Environmental Determination (“PED”) to be prepared, Exhibit “B”. The PED evaluated the Proposed Project against the previous analysis in the EIR, to ensure that the Proposed Project will not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously. It has been determined that the analyses and the conclusions in the EIR remain valid and that the Proposed Project currently under review is “within the scope” pursuant to CEQA Guidelines Section 15162 (a). The Proposed Project does not alter the Specific Plan boundaries, approved unit count, or the previously analyzed infrastructure, and existing site conditions and surrounding land uses remain the same. The Proposed Project seeks to create a tentative tract map to allow for the development of forty-two (42) single-family residential parcels in Planning Area 10 and establish a new single-family neighborhood consisting of multiple residential lots served by a system of internal private streets connecting to Prairie Ranch Lane, Lazy River Ranch Road, and surrounding planned local streets. The tentative map also includes associated improvements such as landscaped parkways, perimeter walls, common-area features, and HOA-maintained open space areas.

(c) The Planning Commission has independently reviewed the Previous Environmental Determination, and based upon the whole record before it, and based on its independent review and judgment, finds that that the Project, is not subject to further environmental review pursuant to the CEQA Guidelines because the Proposed Project would not result in any new significant environmental impacts, substantially increase the severity of previously identified effects, or necessitate implementation of additional or considerably different mitigation measures than those identified in the EIR. The effects of the Proposed Project are substantially the same as those reported for the certified EIR. The effects are within the scope of the analysis contained in the FEIR. The Project does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified in the FEIR, thus no Supplemental or Subsequent Environmental Review is required. Moreover, all previous adopted mitigation measures identified in the Mitigation Monitoring and Reporting Program (“MMRP”) remain applicable and compliance with the MMRP is included as Condition of Approval No. 8.

(d) The custodian of records for the EIR and the certified EIR and PED, and all other materials that constitute the record of proceedings upon which the City Council’s action is based, is the Community Development Department of the City of Jurupa Valley. Those documents are available for public review in the Community Development Department at 8930 Limonite Avenue, Jurupa Valley, California 92509.

Section 6.     **Findings for Approval of Tentative Tract Map.** In approving the Tentative Tract Map No. 39119 the Planning Commission of the City of Jurupa Valley finds and determines that:

(a)     The proposed land division is consistent with applicable general and specific plans:

1)     Under LUE 2.3 Infrastructure, the Proposed Project includes required improvements to circulation, water, sewer, and storm drain systems consistent with City and agency standards. All infrastructure will be constructed or extended by the developer to ensure adequate service capacity for the proposed development without adversely affecting existing residents or businesses.

2)     Under LUE 10.9 Promote Unique Community Character, the Proposed Project contributes to the overall character of Vernola Ranch by implementing cohesive architectural themes, landscaping, and neighborhood design elements that reinforce the Specific Plan's intent to create a distinctive and high-quality residential environment.

(b)     The design or improvement of the proposed land division is consistent with applicable general and specific plans because the subdivision layout, lot sizes, street configuration, and infrastructure improvements have been designed in accordance with the development standards and policies of the Jurupa Valley General Plan and the Vernola Ranch Specific Plan. The project provides residential lots consistent with the Medium High Density Residential (MHDR) designation, incorporates internal private streets and landscaped parkways that align with the Specific Plan's circulation and design framework, and includes all necessary utilities and drainage facilities to serve the development in a manner compatible with surrounding residential areas.

(c)     The site of the proposed land division is physically suitable for the type of development because the Proposed Project site is undeveloped and can physically accommodate the proposed single family residential lots. The Proposed Project site is also physically suitable for the type of development because the site is generally level, located within an urbanized area, and surrounded by compatible residential and open space uses.

(d)     The site of the proposed land division is physically suitable for the proposed density of the development because the Proposed Project has a land use designation of MHDR which allows a density range of 5 to 8 dwelling units per acre. The Proposed Project proposes forty two (42) residential lots on 7.03 acres which is equivalent to approximately 5.24 dwelling units per acre which is within the density range allowed under the MHDR land use designation.

(e)     The design of the proposed land division or proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project site is located within an urbanized area that has been previously disturbed and analyzed under the certified Final Environmental Impact Report (EIR) for the Vernola Ranch Specific Plan. No sensitive biological resources or habitats are present on the site, and all applicable mitigation measures adopted with the Specific Plan EIR remain in effect. The proposed subdivision and associated improvements are consistent with the previously analyzed development footprint and will not result in new or more severe environmental impacts pursuant to CEQA Guidelines Section 15162.

(f) The design of the proposed land division or the type of improvements is not likely to cause serious public health problems because the Project meets all the standards of Title 7 (Subdivision) of the Municipal Code to ensure the project design meets safety standards.

(g) The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division.

**Section 7. Approval of Master Application No. 25063 with Conditions.**

Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby approves Master Application No. 25063 comprised of Tentative Tract Map No. 39119 to subdivide 7.03 acres into forty two (42) lots for single family detached homes generally located portion of assessor's parcel number 160-050-08, subject to the conditions of approval attached hereto as Exhibit "A", and find that no further environmental review is required, per the prepared Previous Environmental Determination attached as Exhibit "B".

**Section 8. Certification.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Jurupa Valley on this 14th day of January, 2026.

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Chair

ATTEST:

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Joe Perez  
Secretary of the Planning Commission

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF JURUPA VALLEY        )

I, Joe Perez, Secretary of the Planning Commission of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. PC-0003 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 14th day of January, 2026, by the following vote, to wit:

AYES:            PLANNING COMMISSION MEMBERS:

NOES:            PLANNING COMMISSION MEMBERS:

ABSENT:         PLANNING COMMISSION MEMBERS:

ABSTAIN:        PLANNING COMMISSION MEMBERS:

\_\_\_\_\_  
JOE PEREZ  
SECRETARY OF PLANNING COMMISSION

**ATTACHMENT NO. 1a**

Exhibit A: Conditions of Approval

**MA25063 THE VERNOLA RANCH SPECIFIC PLAN PLANNING AREA 10  
CONDITIONS OF APPROVAL MA25063 (TTM39119)  
JANUARY 14, 2025**

1. **PROJECT PERMITTED.** Master Application (MA) No. 25063, Tentative Tract Map No. 39119 (“TTM39119”). TTM39119 is a proposal to subdivide approximately 7.03 acres into 42 single family detached lots and 5 numbered and lettered lots for streets and utility purposes within Planning Area 10 of the Vernola Ranch Specific Plan (“VRSP”); being a subdivision of a portion of Lot 8 of Tract Map No. 38504-1. Tentative Tract Map No. 39119, prepared by Proactive Engineering Consultant dated June 30, 2025, is hereby referenced.
2. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) as amended by these conditions of approval:
  - a. Tentative Tract Map No. 39119 (cover sheet dated: June 30, 2025)
  - b. Architectural Plan Set (cover sheet dated: October 1, 2025)
  - c. Conceptual Landscape Plan (coversheet dated: July 10, 2025, sheets 1-3)
3. **INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the “Indemnitor”), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the “Indemnitees”) from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney’s fees, arising out of either (i) the City’s approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act (“CEQA”), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an “Action”) within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City’s full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.
4. **CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Community Development Director or designee.
5. **FEES.** The approval of MA25063 (TTM39119) shall not become effective until all planning fees have been paid in full.

**MA25063 THE VERNOLA RANCH SPECIFIC PLAN PLANNING AREA 10  
CONDITIONS OF APPROVAL MA25063 (TTM39119)  
JANUARY 14, 2025**

6. **INCORPORATE CONDITIONS.** **Prior to the issuance of any building permit,** the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project's final approval.
7. **APPROVAL PERIOD.** An approved or conditionally approved tentative tract map shall expire 36 months after such approval unless within that period of time a final map has been approved and filed with the County Recorder. Prior to the expiration date, the land divider may apply in writing for an extension of time pursuant to Title 7 (Subdivisions), Section 7.15.230 of the JVMC.
8. **MITIGATION MEASURES.** This project shall be subject to, and comply with, all of the mitigation measures set forth in the Environmental Impact Report adopted in connection with the adoption of the project.
9. **GENERAL MAINTENANCE OF PROPERTY.** The project site shall be maintained and be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.
10. **LANDSCAPE MAINTENANCE.** All landscaped areas shall be maintained as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. Irrigation systems shall be maintained as approved on the final landscape and irrigation plans in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation system failures shall be repaired immediately. The canopy trees shall be maintained in a manner that they provide the required shade coverage and encourages the canopy to grow to provide shade. Avoid topping trees or pruning the trees in a manner that the trees do not achieve mature height and form.
11. **ENHANCED ELEVATIONS.** All building elevations facing a public street, or within public view, shall have enhanced architecture, such as additional materials and/or colors and variation in height. **Prior to the issuance of the first building permit,** the architectural plans that satisfy this condition shall be approved through a Site Development Permit by the Community Development Director.
12. **TREES IN STREETScape.** All trees in the parkway and setback abutting a street shall be a minimum of 36" box in size.
13. **PLANNING REVIEW OF GRADING PLANS.** **Prior to the issuance of any grading permit,** the aesthetic impact of slopes and grade differences where the project adjoins streets or other properties shall be approved by the Community Development Director.
14. **ON-SITE LANDSCAPING.** **Prior to the issuance of the first building permit** of the development project, a "Professional Services" (PROS) application shall be approved by the Community Development Director. The PROS application, with required fee, shall include the following items:
  - a. Final (construction set) on-site landscape and irrigation plans;
  - b. Completed City Agreement for Landscape improvements

**MA25063 THE VERNOLA RANCH SPECIFIC PLAN PLANNING AREA 10  
CONDITIONS OF APPROVAL MA25063 (TTM39119)  
JANUARY 14, 2025**

c. City Faithful Performance Bond for Landscape improvements; performance bond shall be posted at 110% of the total cost approved estimate of landscaping, irrigation, labor, and one-year maintenance. The Community Development Director may consider a cash bond if appropriate.

**Prior to the issuance of the first Certificate of Occupancy the following events shall be satisfied in the order listed:**

d. **Substantial Conformance Letter:** The Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley Planning Division after the landscape architect has been deemed complete and the installation is in conformance to the approved plans.

e. **City Inspection:** The City landscape architect shall conduct an inspection of the installation to confirm the landscape and irrigation plan was constructed in accordance to the approved plans. Applicant shall pay any fees associate with the City inspection(s).

15. **GRAFFITI PROTECTION FOR WALLS.** Plans that include anti-graffiti coating or protection for the exterior side of all perimeter walls and exterior of building walls to half the height of the structure, or 12 feet, whichever is greater, shall be approved by the Community Development Director **prior to the issuance of any building permit.** The wall coating shall be completed **prior to the issuance of the first Certificate of Occupancy.** Graffiti shall be removed from the property within 24 hours of receiving notice from the City.

16. **OUTDOOR LIGHTING.** All outdoor lighting fixtures shall be maintained in good condition. Light fixtures shall be shielded to prevent any light to flood onto adjacent properties. A photometric plan and exhibits of lighting fixtures shall be approved by the Community Development Director **prior to the issuance of any building permit.**

17. **WALL AND FENCE PLAN.** A Wall & Fence plan, including elevations, colors, and materials, shall be approved by the Community Development Director **prior to the issuance of any building permit.**

18. **JURUPA AREA RECREATION AND PARK DISTRICT (JARPD).** **Prior to the issuance of any building permit,** the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.

19. **JARPD CFD.** **Prior to the issuance of any building permit,** the applicant shall annex into the existing Jurupa Area Recreation and Park District (JARPD) District-Wide Community Facilities District (CFD) or form a new Community Facilities District (CFD) to contribute to the cost of park maintenance.

20. **IMPACT FEES.** The applicant shall the pay the following impact fees (unless exempt) in accordance to Title 3 of the Municipal Code:

a. **Development Impact Fee (DIF) Program.** The applicant shall pay any owed DIFs by the required deadline pursuant to Chapter 3.75 of the Jurupa Valley Municipal Code.

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b. **Multiple Species Habitat Conservation Plan Mitigation (MSHCP) Fee.** The applicant shall pay any owed MSHCP fees by the required deadline pursuant to Chapter 3.80 of the Municipal Code.

c. **Transportation Uniform Mitigation Fee (TUMF) Program.** Prior to final occupancy. The applicant shall show proof of payment of TUMF fees by the required deadline pursuant to Chapter 3.70 of the Municipal Code.

d. **Road, Bridge Benefit District Fee (RBBF) Program.** Prior to final occupancy. The applicant shall show proof of payment of RBBF fees.

**21. INCLUSIONARY HOUSING REQUIREMENT AND AFFORDABLE HOUSING IN-LIEU FEE.**

The project is subject to Chapter 9.267, Inclusionary Housing Requirement and Affordable Housing In-Lieu Fee. All requirements must be satisfied in accordance with the deadlines adopted in the code.

a. **PROS Application.** The applicant shall submit a Professional Services Agreement with required fee for the review of documents and agreements related to satisfying the Inclusionary Housing Requirement.

b. **Prior to the issuance of any building permit,** the following items shall be satisfied:

i. **Approval of an Inclusionary Housing Plan.** The Plan shall consist of all the required items stated in the Administrative Guidelines. The Plan shall be approved by the Community Development Director with an option to refer to City Council for approval.

ii. **Payment of an In-lieu fee (if applicable).** If the applicant chooses to satisfy the inclusionary housing unit requirements through payment of an in-lieu fee, it shall be paid prior to the issuance of any building permit.

iii. **Affordability Agreement Approval & Recordation (if applicable).** The Agreement shall be approved and recorded prior to the issuance of the building permit. If the project includes an approved tentative map, the Affordability Agreement must be approved and recorded with an approved final map.

c. **Prior to the issuance of any Certificate of Occupancy,** the implementation of the approved Inclusionary Housing Plan must be satisfied.

**22. OWNERSHIP AND MAINTENANCE OF COMMON AREA.**

Covenants, Conditions, and Restrictions (CC&Rs) shall be approved by the Community Development Director and City Engineer **prior to recordation of the final map,** providing for maintenance of the property in perpetuity. The CC&Rs shall, at a minimum, include provisions such as the following items unless it is deemed unnecessary by the Community Development Director:

a. Formation of a Permanent Organization for the ownership and maintenance of all common areas including, but not limited to, landscaping, parking areas, and circulation systems (areas) in perpetuity.

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- b. The CC&Rs shall identify the common areas for ownership and maintenance. The common areas shall include the following applicable items:
- c. Access and Circulation Areas
- d. Drainage Facilities
- e. Landscaping and Irrigation
- f. On-site Lighting Fixtures
- g. Walls and Fences
- h. Community signage
- i. All on-site storm water and water quality management post-construction facilities and features (BMPs) shall require maintenance by the property owner(s). Regulations for operations and maintenance shall be clearly stated in the CC&Rs.
- j. A cross-lot drainage easement/agreement shall be required among parcel(s).
- k. A reciprocal access easement shall be required among parcel(s).
- l. Other items the Community Development Director and City Engineer deem appropriate.

23. **SALE OF INDIVIDUAL BUILDINGS**. No structure constructed on Project site may be sold until the subject Project on which the structure is located is divided and a final map recorded in accordance with the City's subdivision regulations such that the structure is located on a separate legally divided parcel.

**ENGINEERING DEPARTMENT**

**1. GENERAL REQUIREMENTS (ENGINEERING)**

- 1.1. The use hereby conditioned is for Tentative Tract Map No. 39119 ("TTM39119"). TTM39119 is a proposal to subdivide approximately 7.03 acres into 42 single family detached lots and 5 numbered and lettered lots for streets and utility purposes within Planning Area 10 of the Vernola Ranch Specific Plan ("VRSP"); being a subdivision of a portion of Lot 8 of Tract Map No. 38504-1. Tentative Tract Map No. 39119, prepared by Proactive Engineering Consultant dated June 30, 2025, is hereby referenced.
- 1.2. This project is part of a planned development, MA22153. Applicant shall reference all required public master improvements set forth in the Conditions of Approval for MA22153 (TTM38504).
- 1.3. The project shall comply with the State of California Subdivision Map Act, the City of Jurupa Valley Municipal Code, the provisions of the Development Agreement No. 22001 ("DA22001") and Vernola Ranch Specific Plan ("SP22001"), unless otherwise modified by the conditions listed herein.

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- 1.4. The site is within RCFC&WCD Day Creek Master Drainage Plan (“MDP”) and is adjacent to Line J of this MDP. The proposed development is part of one drainage area within the VRSP and shall discharge into a detention/water quality basins within the VRSP and will ultimately discharge into Line J of the MDP located along Pats Ranch Road.
- 1.5. An encroachment permit shall be required for any work within Riverside County Flood Control and Water Conservation District (“RCFC&WCD”) right-of-way or involving RCFC&WCD facilities. The encroachment permit application shall be processed after the improvement plan is approved by the City of Jurupa Valley.
- 1.6. An encroachment permit shall be required for any work within Jurupa Community Service District (“JCSD”) right-of-way or involving JCSD facilities. The encroachment permit application shall be processed after the improvement plan is approved by the City of Jurupa Valley.
- 1.7. All water (for potable, recycled water and fire protection purposes) and sanitary sewer facilities shall be designed and constructed in accordance with JCSD Master Plans, ordinances, resolutions, and/or latest JCSD standards specifications. The Applicant shall consult with JCSD regarding materials, design, regulatory permitting, and transfer of right-of-way.
- 1.8. All required mitigations for any shall be satisfied in accordance with the Environmental Mitigation & Monitoring Reporting Program.
- 1.9. The conditions hereon will be valid and in effect only after Tract Map No. 38504-1 has been recorded.

**2. PRIOR TO GRADING PERMIT (ENGINEERING)**

- 2.1. In compliance with Jurupa Valley Municipal Code, Chapter 8.70, no grading permit shall be issued until the Tentative Tract Map (TTM) and all other pertinent Planning permits are approved and are in effect.
- 2.2. A grading permit shall be required. All grading shall conform to the California Building Code, as adopted by the City of Jurupa Valley, the City’s Municipal Code Title 8, Riverside County Ordinance 787 Section 7701, the Specific Plan, and all other relevant laws, rules, and regulations governing grading in the City of Jurupa Valley and State of California. Grading shall be performed in accordance with the recommendations of the approved project-specific geotechnical report, Updated Geotechnical and Infiltration Evaluation for Vernola Ranch, and grading plan.
- 2.3. A master Water Quality Management Plan (WQMP”) was prepared for the entire VRSP area by Proactive Engineering Consultants, Inc. and is currently in review under GP24-026. Project shall be consistent with the Master WQMP or shall submit a revised WQMP if there are any deviations from the approved report.
- 2.4. A preliminary drainage report was previously prepared for the entire VRSP area. A final drainage report to support Tract No. 38504 Improvements prepared by Proactive Engineering Consultants, Inc. and dated June 30, 2025, was provided for planning purposes and shall be submitted for review and approval. Project shall be consistent with the master

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- drainage report or shall submit a revised report if there are any deviations from the approved report.
- 2.5. The 10-year storm flow shall be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria are exceeded, additional drainage facilities shall be installed.
  - 2.6. A preliminary geotechnical evaluation was previously prepared for the entire VRSP area. A final geotechnical and infiltration report prepared by Geotek, Inc. and dated June 4, 2025, was provided for planning purposes and shall be submitted for review and approval.
  - 2.7. The Applicant shall submit a precise grading plan in conformance with the approved Vernola Ranch – TR 38947 Rough Grading Plan (GP24-026) for review and approval of the City Engineer. Securities, in the form of a cash deposit (preferable), bond, or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project and the implementation and maintenance of erosion control measures.
    - 2.7.1. The grading plan shall be prepared under the supervision of a civil engineer licensed in the state of California (Project Civil Engineer) and he/she must sign the plan. The printed name and contact information of the Project Civil Engineer shall be included on the face of the grading plan. The grading plan shall be approved by the City Engineer.
    - 2.7.2. The grading plan shall provide for acceptance and proper disposal of all offsite drainage flowing onto or through the site. Should the quantities of flow exceed the capacity of the conveyance facility, the Applicant shall provide adequate drainage facilities and/or appropriate easement(s), if necessary, as approved by the City Engineer.
    - 2.7.3. The grading plan shall provide for protection of downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by constructing interim drainage facilities, if necessary, as approved by the City Engineer.
    - 2.7.4. Temporary erosion control measures shall be implemented immediately following grading to prevent transport and deposition of earthen materials onto downstream/downwind properties, public rights-of-way, or other drainage facilities. Erosion Control Plans showing these measures shall be submitted along with the grading plan for approval by the City Engineer.
  - 2.8. Benches shall be provided at the top of slopes and shall be a minimum of 2-feet wide.
  - 2.9. Lots where any retaining walls and/or free-standing walls are proposed will require separate permits.
  - 2.10. A hauling permit shall be required for the import/export of more than five hundred (500) cubic yards of earth material using City streets. The import/export location and the haul route shall be reviewed and approved by the Engineering Department. If the import/export location is

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outside of City limits, the Applicant shall provide evidence that the jurisdictional agency has provided all necessary approvals for import/export to/from the site.

- 2.11. Any required post-construction water quality surface features and facilities such as basins and bio-swales shall be designed and installed per approved master WQMP and approved by the Engineering Inspector.
- 2.12. All improvements plans required for this project and contained herein shall be submitted and substantially complete to the satisfaction of the City Engineer.

**3. PRIOR TO TRACT MAP RECORDATION (ENGINEERING)**

- 3.1. No Final Tract Map shall be recorded until all other related Planning cases are approved, unless otherwise approved by the City Engineer.
- 3.2. After approval of the tentative map and prior to the expiration of said map, the Applicant shall cause the real property included within the tentative map exhibit, or any part thereof, to be surveyed; and a Final Tract Map thereof shall be submitted for approval in accordance to the City Engineer's requirements, conditions of tentative map approval, the Specific Plan, and in accordance with the provisions of the Development Agreement, City of Jurupa Valley Municipal Code Chapter 7.20, and the Subdivision Map Act. All processing shall be through the City of Jurupa Valley.
- 3.3. After recordation, a digital (PDF) copy of the recorded map shall be submitted to the City.
- 3.4. It is expected that the tentative map exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses, and that the omission or unacceptability may require that the Applicant amend or revise the tentative map as may be necessary to allow a finding on the final map of substantial conformance.
- 3.5. Prior to map approval, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer and shall be shown on the Final Map in accordance with these conditions of approval and Title 7 of the Municipal Code.
- 3.6. Internal public streets to the subdivisions identified as Canyon Creek Ranch Road (Lot N), Sunset Mesa Drive (Lot O), and Wildflower Lane (Lot P) shall be Local Streets and shall be dedicated with a 56-ft ultimate right-of-way on the Final Tract Map.
- 3.7. Corner cut-backs shall be dedicated per Riverside County Road Standards Plan No. 805.
- 3.8. All public improvements plans shall be approved by the City Engineer in order to execute the Subdivision Improvement Agreement.
- 3.9. The Applicant shall submit improvement plans for the following improvements and any improvements necessary to serve the development including, but not limited to, street improvements, signing and striping, streetlights, landscape and irrigation system, storm drain, water system, and sanitary sewer system. All improvements plans shall be processed through the City for approval of the City Engineer.

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- 3.9.1. Prairie Ranch Lane, also known as Street “G”, along project frontage shall be constructed in conformance with the MA22153 Conditions of Approval.
- 3.9.2. Chaparral Court, also known as Street “E”, along project frontage shall be constructed in conformance with the MA22153 Conditions of Approval.
- 3.9.3. Canyon Creek Ranch Road shall be constructed as a Local Street, which consists of a 36-ft paved section within a 56-ft full-width right-way. The parkways shall include 5-ft sidewalk, 5-ft landscaped parkway, streetlights, driveway approaches, curb and gutter.
- 3.9.4. Sunset Mesa Drive shall be constructed as a Local Street, which consists of a 36-ft paved section within a 56-ft full-width right-way. The parkways shall include 5-ft sidewalk, 5-ft landscaped parkway, streetlights, driveway approaches, curb and gutter.
- 3.9.5. Wildflower Lane shall be constructed as a Local Street, which consists of a 36-ft paved section within a 56-ft full-width right-way. The parkways shall include 5-ft sidewalk, 5-ft landscaped parkway, streetlights, driveway approaches, curb and gutter.
- 3.9.6. Drainage facilities such as storm drain lines and catch basins shall be constructed and shall tie into the storm drain network that will ultimately discharge to Detention/Water Quality Basin No. D as identified in the VRSP Specific Plan.
- 3.9.7. Proposed 8” sewer and 8” water main lines shall be constructed and tie into the sewer and water network as approved by Jurupa Community Services District (“JCSD”).
- 3.10. All plans shall be prepared in accordance with the Riverside County Transportation Department “Improvement Plan Check Policies and Guidelines” as adopted by the City Engineer.
  - 3.10.1. Separate street improvement plans shall be submitted for review and approval of the City Engineer. Street improvements shall include, but not limited to, pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, driveway approaches, curb ramps, under sidewalk drains, medians, and pavement tapers/transitions as appropriate.
  - 3.10.2. Signing and striping plans may be shown on the street improvement plans and shall be prepared to extend to join existing, as approved by the City Engineer. The
  - 3.10.3. Separate streetlight plans shall be prepared in accordance with the City’s Municipal Code and Riverside County Ordinance 460. Streetlights shall be provided in all public streets within the project area in conformance with Riverside County Standard Plan No. 1000.
  - 3.10.4. Separate plans for landscaping and irrigation within the public right-of-way and water quality BMPs shall be submitted for review and approval of the City Engineer. The improvements shall comply with Riverside County Ordinance 461, as adopted

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by the City, "Comprehensive Landscaping Guidelines and Standards", and Riverside County Ordinance 859, as adopted by the City. Adequate sight distance shall be provided per Riverside County Standard Plan No. 821.

- 3.10.5. Separate storm drain plans be submitted for review and approval of the City Engineer.
- 3.10.6. Separate sewer and water system plans shall be submitted for review approval of the City Engineer and JCSD. Water improvement plans showing location of fire hydrants shall be approved by the Fire Department. Necessary easements for sewer and water systems on-site, as determined by JCSD, shall be shown on the Final Tract Map "to be dedicated by separate instrument".
- 3.11. Prior to the approval of improvement plans and issuance of an encroachment permit, a temporary traffic control plan shall be submitted for review and approval of the City Engineer.
- 3.12. The project is within an existing community facility district (CFD) for the maintenance and operation of traffic signals, open space, landscaping and irrigation systems, BMPs features and facilities, trails, lighting, entry monuments, graffiti abatement and other improvements in the public right-of-way along Pats Ranch Road, as approved by the City Engineer.
- 3.13. The project shall annex into an existing community facility district (CFD) for public safety services.
- 3.14. A maintenance agreement shall be recorded for the maintenance of the landscaping and irrigation systems of the parkway in the public right-of-way.

**4. PRIOR TO ISSUANCE OF BUILDING PERMIT (ENGINEERING)**

- 4.1. All grading in accordance with the approved plan, the City of Jurupa Valley Municipal Code Chapter 8.70, and all other applicable requirements, shall be completed to the satisfaction of the City Engineer.
- 4.2. The Project geotechnical/soils engineer shall provide a Final Grading Certification, certifying to the completion of the grading in conformance with the approved grading plans, the recommendation of the Geotechnical/Soils report approved for this project and the California Building Code.
- 4.3. A licensed land surveyor or civil engineer shall certify the completion of grading in conformance with the lines and grades shown on the approved grading plans.
- 4.4. The Project Civil Engineer shall provide Record ("As-built") Drawings of grading plan.
- 4.5. Offsite required post-construction water quality Best Management Practices (BMPs) facilities and features shall be constructed.
- 4.6. All utility extensions required shall be placed underground unless otherwise specified or allowed by these conditions of approval.

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- 4.6.1. Utility extensions from the mainline or other points of connection within the public right-of-way require that the Applicant obtain an Encroachment Permit from the Engineering Department. The City shall make a final inspection of work to verify that any impacts that the work might have had to other City owned infrastructure is restored or repaired to the satisfaction of the City Engineer.
- 4.7. The subdivision is within Zone E of the Riverside County Mira Loma Road and Bridge Benefit District and shall pay applicable road improvement fees prior to building permit issuance.
- 4.8. Prior to issuance of a building permit, a project-specific infrastructure plan identifying the necessary public infrastructure to support and provide access to project site shall be submitted for review and approval by the City Engineer.

**5. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (ENGINEERING)**

- 5.1. Prior to the first occupancy, all improvements and offsite improvements necessary to serve the development shall be completed and accepted by the City.
- 5.2. Prior to the first occupancy, Applicant shall ensure that all streetlights within the public right of way are energized.
- 5.3. Prior to the first certificate of occupancy, Applicant shall obtain acceptance of applicable water and sewer improvements by JCSD. Written proof shall be provided to the Engineering Department.
- 5.4. The Applicant shall comply with the provisions of Riverside County Ordinance No. 659 (Development Impact Fees, DIF), as adopted by the City, or later ordinance adopted by the City, which requires the payment of the appropriate fee set forth in the Ordinance in accordance with the fee schedule in effect at the time of the final inspection.
- 5.5. The Applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of the final inspection.
- 5.6. The Applicant shall pay the RCFC&WCD Area Drainage Plan (ADP) fees for the Day Creek drainage area in the amount of \$9,262 per acre. A receipt copy of the paid fees must be provided to the City.
- 5.7. Prior to issuance of a building permit for a single-family dwelling unit, a 208/240-volt branch circuit (40 amperes minimum) shall be installed in the garage of each single-family dwelling unit.
- 5.8. A traffic study, titled *Vernola Ranch Specific Plan Traffic Impact Analysis* and dated March 2023, was prepared by Webb Associates. Project shall make fair share contributions, as applicable, and complete improvements in conformance with the study's findings.

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**The Applicant hereby agrees that these Conditions of Approval are valid and lawful and binding on the Applicant, and its successors and assigns, and agrees to the Conditions of Approval.**

Applicant's name (Print Form): \_\_\_\_\_

Applicant's name (Signature): \_\_\_\_\_

Date: \_\_\_\_\_

**ATTACHMENT NO. 1b**

Exhibit B:Previous Environmental Determination

# Previous Environmental Document

**MA25063  
for  
Tentative Tract Map No. 39119  
Consistency with Approved Vernola Ranch Specific Plan  
Planning Area 10**



## Lead Agency

City of Jurupa Valley  
8390 Limonite Avenue  
Jurupa Valley, CA 92509  
Contact: Rob Gonzalez, Principal Planner  
(951) 332-6464  
[rgonzalez@jurupavalley.org](mailto:rgonzalez@jurupavalley.org)

## Project Proponent:

Anthony P. Vernola Trust  
PO Box 1295  
Corona, CA. 92878

**July 18, 2025**

## 1.0 DETERMINATION

Based on the evaluation in this document, I find that no substantial changes are proposed in the Project and there are no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous Environmental Impact Report (EIR) due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the Project is "within the scope" of the previously adopted CEQA document. According to PRC §21166 and CEQA Guidelines §15162, CEQA does not require the preparation of any further environmental review.



City of Jurupa Valley

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**Signature**

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**Lead Agency**

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Joe Perez, Community Development Director

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July 18, 2025

**Printed Name/Title**

**Date**

## 2.0 PREVIOUS ENVIRONMENTAL DOCUMENT REVIEW (PED)

Once an environmental impact determination under the California Environmental Quality Act (CEQA) has been approved or certified for a project, no further action is required unless further discretionary approval for that project is required. CEQA Guidelines §15162 *Subsequent EIRs and Negative Declarations*, allows a previously adopted EIR or MND to be used as the environmental assessment for a project requiring further discretionary approval if it is determined that the Project currently under review does not propose substantial changes to the previously adopted or certified CEQA documentation that would:

- 1) Create one or more new significant impacts.
- 2) Create impacts that are more severe.
- 3) Require major revisions to the CEQA document.

This PED has been prepared for the VRSP Planning Area 10 to determine if the request for Tentative Tract Map (TTM) 39119 which includes the development of 42 lots for single family detached residential units is within the scope of the analysis contained in the *Final Environmental Impact Report (EIR), Master Application 22153, General Plan Amendment 22003 and 21009, Specific Plan Amendment No. 266A5, Change of Zone 22002, Vernola Ranch Specific Plan 22001, Tentative Tract Map 38504, and Development Agreement 22001, with the EIR being Certified by*

the City Council on December 21, 2023 by Resolution No. 2023-106, and adopting Resolution 2023-108 to approve GPA 22003 and 21009, and adopting Resolution 23-107 adopting SP 22001, SPA 266A5, and TTM 38504, and adopting Resolution 2024-05 approving DA 22001, and the approval of CZ 22001 to ensure that by approval of TTM 39119 for the development of 42 lots for single family detached residential units, the Project does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously.

The previously certified Final EIR is on file with the City of Jurupa Valley Community Development Department, 8930 Limonite Avenue, Jurupa Valley, CA 92509, and is hereby incorporated by reference according to CEQA Guidelines Section 15150.

### 3.0 PROJECT DESCRIPTION

The Vernola Ranch Specific Plan (hereafter “SP Area”) proposed 1,576 residential dwelling units (single-family, multi-family, townhomes, and other housing types), recreational areas, a network for trails & parks, internal street network, open space, landscaping and street improvements, and included an overlay for a potential school site located in the northeast portion of the SP Area.

The approved Tentative Tract Map (TTM) 38504 was proposed to subdivide the 200.7-acre Project site and create Planning Areas and phasing. Which will include 36 acres south of the SP Area. As shown in Figure 3-16, *Tentative Tract Map (1 of 2)* and Figure 3-17, *Tentative Tract Map (2 of 2)*. The Assessor’s Parcel Numbers (APNs) for the Project site are: 160-050-005, 160-050-012, 160-050-023, 160-050-063, 160-050-070, 160-050-067, 160-050-068, 160-050-072, 160-050-073, and 160-050-074 with the 36-acres south of the SP Area including APNs 160-050-005, -012, -073, and -074.

This request for Planning Area 10 is for a Tentative Tract Map TTM 39119 for the development of 42 lots for single family detached residential units is consistent with the approved Vernola Ranch Specific Plan and underlying TTM 38504, and associated phasing plan. The request does not propose changes in the SPA boundaries, change the number of buildings or units approved, or propose any changes to infrastructure or utilities that are different than the previously approved Vernola Ranch Specific Plan.

### 4.0 ANALYSIS

#### Previously Identified Environmental Impacts

The certified EIR determined that development accommodated by the previously approved Specific Plan including the TTM would result in **no impacts or less than significant** environmental impacts under the following issue areas: Aesthetics, Energy, Hydrology and Water Quality, Land

Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, and Utility and Service Systems.

The certified EIR determined that the development accommodated by the previously approved Specific Plan including the TTM would result in **potentially significant impacts** to Biological Resources, Cultural Resources (archaeological resources), Geology and Soils (sub-surface paleontological resources), Hazards and Hazardous Materials, and Tribal Cultural Resources. Required mitigation measures for each issue area impact(s) were determined to be **less than significant with mitigation incorporated**.

The certified EIR determined that the development accommodated by the previously approved Specific Plan including the TTM would result in **potentially significant impacts**: Air Quality, Greenhouse Gas Emissions, and Transportation. With implementation of required mitigation measures available impact(s) were determined remain **significant and unavoidable**.

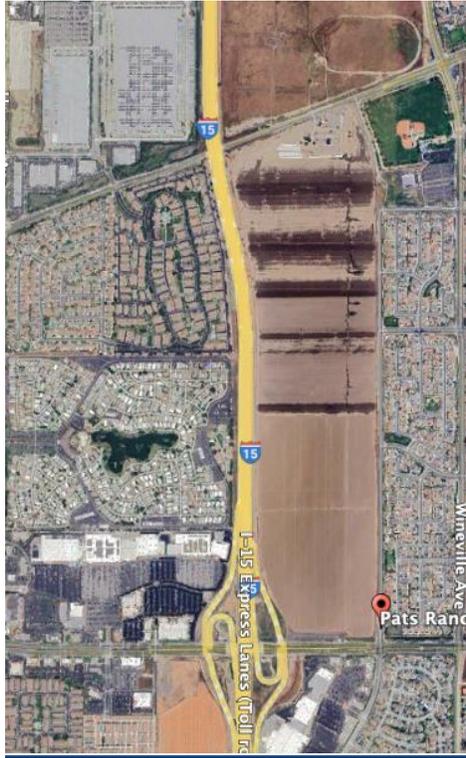
The certified EIR determined that the development accommodated by the previously approved Specific Plan including the TTM would result in **potentially significant impacts**: Agriculture and Forestry Resources. There were no feasible mitigation measures available for Agriculture and Forestry Resources and impact(s) were determined to be **significant and unavoidable**.

### Current Environmental Impacts

When the Specific Plan and TTM were approved in 2024, the Project was occupied by the Vernola Ranch with an active corn field and associated structures. The site was disturbed/developed with farming support structures and storage/staging facilities on the northern portion of the Project site. There were two residences and two modular homes on the Project site that were used for offices and storage facilities.

The physical setting for the Project has not significantly changed since the certification of the EIR and adoption of the Specific Plan and TTM on December 21, 2023. The Project site remains occupied by the Vernola Ranch. The site currently remains disturbed/developed with farming support structures and storage/staging facilities on the northern portion of the Project site, and none of the surrounding land uses have changed since then. In addition, there have been no new development in the immediate Project area that would affect the physical environment surrounding the Project site. Mass grading operations are in process on the Project site and, the environmental impacts identified in 2023 remain the same as indicated in the aerial photographs from 2022 and 2025 in Exhibits 4.0-1 and 4.0-2.

**Exhibit 4.0-1 Aerial Photograph June 2023**



Source Google Earth Pro

**Exhibit 4.0-2 Aerial Photograph July 2025**



Source Google Earth Pro

**Applicability of the 2023 Certified Final EIR**

This request for Planning Area 10 is for a TTM 39119 for the development of 42 lots for single family detached residential units is consistent with the approved Vernola Ranch Specific Plan and underlying TTM 38504, and associated phasing plan. The request does not propose changes in the SPA boundaries, change the number of buildings, or units approved, or propose any changes to infrastructure or utilities that are different than the previously approved Vernola Ranch Specific Plan and analyzed in the certified EIR. The Mitigation and Monitoring Program adopted on December 21, 2023, remains in full force and applies to the Project.

The Community Development Department, through Interagency Development Review Process, has determined that there are no new or substantially different issues raised by the Project, including, but not limited to, ability to serve with utilities (line extensions, etc.), access problems (fire trucks, emergency access, traffic safety), drainage, water quality, grading, or requirements to dedicate and improve public facilities or roads, that would result in physical impacts to the environment.

If approved, the Project will incorporate the following as required by the adopted Mitigation Monitoring and Reporting Program (MMRP) adopted with the IS/MND:

- **Plans, Policies, or Programs** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project-based on federal, state, or local law currently in place, which effectively reduce environmental impacts.
- **Mitigation Measures (MM)** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts; mitigation measures are proposed in accordance with the provisions of CEQA. The MMs are summarized below.

**Table 1. Summary of Impacts and Mitigation Measures**

Environmental Topic/Threshold	Mitigation Measures (MM) Required to Reduce Impact	Level of Significance
<b>Air Quality</b>		
<p><b>4.3 (a):</b> Would the Project conflict with or obstruct implementation of the applicable air quality plan?</p>	<p><b><i>MM 4.3-1 Minimize Construction Emissions.</i></b> Prior to the issuance of grading permits, the City Engineer shall confirm that the Grading Plan, Building Plans and Specifications require all construction contractors to incorporate the following measures to minimize construction emissions.</p> <ol style="list-style-type: none"> <li>1. All off-road diesel-powered construction equipment greater than 50 horsepower meets California Air Resources Board Tier 4 Final off-road emissions standards or incorporate CARB Level 3 Verified Diesel Emission Control Strategy (VDECS). Requirements for Tier 4 Final equipment and the option for Level 3 VDECS shall be included in applicable bid documents</li> </ol>	<p><b>Significant and Unavoidable</b></p>

	<p>and successful contractor(s) must demonstrate the ability to supply such equipment. A copy of each unit's Best Available Control Technology (BACT) documentation (certified tier specification or model year specification), and CARB or South Coast AQMD operating permit (if applicable) shall be provided to the City at the time of mobilization of each applicable unit of equipment. This equipment shall be used when commercial models that meet the construction needs of the proposed Project are commercially available from local suppliers/vendors. The determination of commercial availability of such equipment shall be made by the City, based on applicant-provided evidence from expert sources, such as construction contractors in the region.</p> <ol style="list-style-type: none"><li>2. The maximum daily disturbance area (actively graded area) shall not exceed 4 acres per day.</li><li>3. Construction equipment shall be properly maintained according to manufacturer specifications.</li><li>4. All diesel-powered construction equipment, delivery vehicles, and delivery trucks shall be turned off when not in use. On-site idling shall be limited to three minutes in any one hour.</li><li>5. Construction on-road haul trucks shall be model year 2010 or newer if diesel-fueled.</li><li>6. Information on ridesharing programs shall be made available to construction employees.</li><li>7. During construction. Lunch options shall be provided onsite.</li><li>8. A publicly visible sign shall be posted at the primary construction entrance with the telephone number and person to contact regarding dust complaints per SCAQMD Standards.</li><li>9. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet-powered vacuum street sweepers at least once per day. The use of dry power sweeping shall be prohibited.</li><li>10. All vehicle speeds on unpaved roads, driveways, or driving surfaces shall be limited to 15 mph.</li><li>11. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.</li><li>12. Building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.</li><li>13. A publicly visible sign shall be posted with the telephone number and the name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The phone number of the South Coast AQMD shall also be visible to ensure compliance.</li></ol>	
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	<p><b>MM 4.3-2:</b> The City Public Works and Engineering Department shall verify before issuance of all residential building permits that where appliances are installed by residential project developers, Energy Star-rated appliances (or other equivalent technology) for clothes washers, dish washers, refrigerators, and ceiling fans shall be installed in the residences.</p> <p><b>MM 4.3-3:</b> The City Building and Safety Department shall verify before issuance of all residential and non- residential building permits that all in-unit fixtures installed in residential and nonresidential buildings will be high efficacy. High efficacy lighting includes compact fluorescent lamps (CFLs), light emitting diodes (LED), and other light bulbs that provide an energy efficiency of at least 40 lumens/watt for 15 watt or less fixtures, 50 lumens/watt for 15–40-watt fixtures, 60 lumens/watt for fixtures 40watts.</p> <p><b>MM 4.3-4:</b> Upon a residential dwelling unit being sold, offered for sale or rented, the Project Applicant or its designee shall notify and offer to the prospective buyer or tenant, as soon as it may be done, disclosure materials describing available public transit, ridesharing and non-motorized commuting opportunities available in the vicinity of the Project. Such information shall be transmitted no later than the close of escrow or finalization of a rental contract. A draft of this disclosure shall be submitted to the City of Jurupa Valley Planning Department for review prior to the issuance of the first certificate of occupancy.</p> <p><b>MM 4.3-5:</b> The Project developers shall install broadband infrastructure or other communication technologies that encourage telecommuting and working from home, which reduces mobile source emissions. The applicant shall submit documentation to the City Building and Safety Department prior to occupancy.</p> <p><b>MM 4.3-6:</b> The Project developers shall offer electrical outlets on patios, which reduces area source emissions. The City Planning Department shall verify architectural plans for implementing tract maps include such requirements before implementing project approval.</p>	
<p><b>4.3 (b):</b> Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?</p>	<p><b><u>MMs 4.3-1 through MM 4.3-6 apply.</u></b></p>	<p>Less than significant</p>
<p><b>4.3 (c):</b> Would the Project expose sensitive receptors to substantial pollutant concentrations</p>	<p><b><u>MM 4.3-1 applies.</u></b></p>	<p>Less than significant</p>

<b>Biological Resources</b>	
<p><b>4.4 (a):</b> Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	<p><b><i>MM-4.4-1: Pre-Construction Burrowing Owl Survey.</i></b> To avoid Project-related impacts to burrowing owls potentially occurring on or in the vicinity of the Project site, a pre- construction presence/absence survey for burrowing owl within the Impact Site (and 500- foot survey buffer) where suitable habitat is present in accordance with the March 2006 Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area shall be conducted by a qualified biologist within 30 days prior to the commencement of ground disturbing activities including vegetation clearing, grubbing, tree removal, or site watering. In addition, a preconstruction survey for burrowing owl shall be conducted within 3 days prior to initiation of Project activities and reported to California Department of Fish and Wildlife (CDFW). Additionally, if ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey shall again be necessary to minimize the possibility burrowing owl have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above shall be necessary.</p> <p>If no burrowing owls are observed during the survey, site preparation and construction activities may begin. If active burrowing owl burrows are detected during the breeding season within the survey area, then avoidance or minimization measures shall be undertaken in consultation with the City of Jurupa Valley, CDFW and US Fish and Wildlife Service (USFWS). CDFW shall be sent written notification within 48 hours of detection of burrowing owls. If active nests are identified on an implementing project site during the pre-construction survey, the Project applicant shall not commence activities until no sign is present that the burrows are being used by adult or juvenile owls or following CDFW approval of a Burrowing Owl Plan as described below. If owl presence is difficult to determine, a qualified biologist shall monitor the burrows with motion- activated trail cameras for at least 24 hours to evaluate burrow occupancy. The onsite qualified biologist will verify the nesting effort has finished according to methods identified in the Burrowing Owl Plan.</p> <p>The qualified biologist and Project Applicant shall coordinate with the City, CDFW, and USFWS to develop a Burrowing Owl Plan to be approved by the City, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to house the owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers,</p>

	<p>location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The City will implement the Burrowing Owl Plan following CDFW and USFWS review and approval.</p> <p>If active burrowing owl burrows are detected outside the breeding season or during the breeding season and it is determined nesting activities have not begun (or are complete), then passive and/or active relocation may be approved following consultation with the City of Jurupa Valley and CDFW. Within Impact Site(s) during Project implementation and construction, the Project applicant shall notify CDFW immediately in writing within 48 hours of detection. A Burrowing Owl Plan shall be submitted to CDFW for review and approval within two weeks of detection and no Project activity will continue within 1000 feet of the burrowing owls until CDFW approves the Burrowing Owl Plan. The Project Applicant shall be responsible for implementing appropriate avoidance and mitigation measures, including burrow avoidance, passive or active relocation, or other appropriate mitigation measures as identified in the Burrowing Owl Plan.</p> <p>A final report shall be prepared by a qualified biologist documenting the results of the burrowing owl surveys and detailing avoidance, minimization, and mitigation measures. The final report will be submitted to the City and CDFW within 30 days of completion of the survey and burrowing monitoring for mitigation monitoring compliance record keeping.</p>	
<p><b>4.4 (d):</b> Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<p><b><u>MM-BIO-2: Migratory / Nesting Bird Survey and Protection:</u></b> To maintain compliance with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513, site preparation activities (such as ground disturbance, construction activities, and/or removal of trees and vegetation) should be conducted, to the greatest extent possible, outside of the nesting season. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, vegetation grubbing, and grading.</p> <p>The survey area will include the project impact footprint and a 500-foot buffer where legal access is granted around the disturbance footprint.</p> <p>Within 72 hours of the nesting bird survey, all areas surveyed by the biologist will be cleared by the Contractor or a supplemental nesting bird survey is required. The survey results shall be provided to the City’s Community Development Department. The Project Applicant shall adhere to the following:</p> <ul style="list-style-type: none"> <li>a) Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques,</li> </ul>	<p>Less than significant</p>

	<p>recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.</p> <p>b) Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.</p> <p>If no nesting birds are observed during the survey, site preparation and construction activities may begin. If active nests or nesting birds (including nesting raptors) are identified during the nesting bird survey, avoidance buffers shall be implemented as determined by a qualified biologist and approved by the City of Jurupa Valley, based on their best professional judgement and experience. The buffer areas shall be avoided until the Project biologist determines the young have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird by accounting for topography, ambient conditions, species, nest location, and activity type. All nests shall be monitored as determined by the qualified biologist until nestlings have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The Designated Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. The qualified biologist shall halt all construction activities within proximity to an active nest if it is determined that the activities are harassing the nest and may result in nest abandonment or take. The qualified biologist shall also have the authority to require implementation of avoidance measures related to noise, vibration, or light pollution if indirect impacts are resulting in harassment of the nest. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.</p>	
<p><b>4.4 (f):</b> Conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local,</p>	<p><u><i>MM-4.4-1 applies.</i></u></p>	<p>Less than significant</p>

regional, or state habitat conservation plan.		
<b>Cultural Resources</b>		
<b>4.5(b)</b> Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<b><u>MM-4.5-1: On-Call Archaeologist.</u></b> Prior to issuance of grading permits the Permit Applicant shall provide evidence to the City of Jurupa Valley Planning Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resources Consultant List maintained by the County of Riverside Planning Department, has been has been contracted to be on-call to evaluate any sub-surface archaeological materials to determine their significance under CEQA, and to coordinate this process with the consulting Native American tribe per Mitigation Measures MMs 4.17-1 to 4.17-3.	Less than significant.
<b>Geology and Soils</b>		
<b>4.7 (f):</b> Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<b><u>MM-4.7-1:</u></b> Prior to the issuance of any permits allowing ground-disturbing activities, the Project Applicant shall retain a qualified paleontologist or paleontological monitor. The qualified paleontologist shall monitor mass grading and excavation activities in areas identified as likely to contain paleontological resources. Full-time monitoring of grading or excavation activities shall be performed starting from the surface in undisturbed areas of Pleistocene very old alluvial fan deposits within the Project boundary, as mapped by Morton and Gray (2002; Qvoaa on Figure 3). Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.  <b><u>MM-4.7-2:</u></b> Prior to the issuance of any permits allowing ground-disturbing activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, the Project Applicant/Developer shall submit a Paleontological Resources Impact Mitigation Program (PRIMP) for this project. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist within the project site, procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a final report at the conclusion of grading pursuant to the recommendations provided in Paleontological Assessment prepared by BFSa on March 27, 2023 (Technical Appendix H to this EIR) and the criteria identified below.	Less than significant.

	<p>Excavation and grading activities in deposits with high paleontological sensitivity (as identified in MM 4.7-1) shall be monitored by a paleontological monitor following the PRIMP. The performance standards set forth in the PRIMP shall include:</p> <ol style="list-style-type: none"> <li>14. If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to halt construction activities and temporarily redirect work at least 50 away from the area of the find in order to assess its significance.</li> <li>15. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist shall be contacted to assess the find for significance and adjust the level of monitoring if needed.</li> <li>16. Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collection of a scientific institution.</li> <li>17. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the Western Science Center Museum, 2345 Searl Parkway, Hemet, California 92543). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities.</li> <li>18. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location.</li> </ol>	
<b>Greenhouse Gas Emissions</b>		
<p><b>4.8 (a):</b> Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p>	<p><b><u>MM-4.8-1:</u></b> Prior to Prior to issuance of certificates of occupancy for the last phase of development, the Project Applicant shall install four new bus shelters.</p> <p><b><u>MM-4.8-2:</u></b> Prior to Prior to issuance of certificates of occupancy permits, the City shall verify that the following electric vehicle charging infrastructure has been installed:</p> <ol style="list-style-type: none"> <li>19. Single Family Home/Condo/Townhouse with attached garage: For each dwelling unit, a dedicated 208/240-volt branch circuit (40 amperes min) shall be installed in the garage.</li> <li>20. Multi-Family Housing: Provide EV charging capabilities in at least 40% of homes, including 5% installed, 15% ready (breakers and wires installed), and 25% future capability w/ conduit/breaker space.</li> </ol>	<p><b>Significant and Unavoidable.</b></p>

	MMs 4.3-2 through 4.3-6 apply.	
<b>4.8 (b):</b> Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	MMs 4.3-2 through 4.3-6, MM 4.8-1, and MM 4.8-2 apply.	Significant and Unavoidable.
<b>Hazards and Hazardous Materials</b>		
<b>4.9 (a):</b> Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<b>MM-4.9-1:</b> During demolition activities soil shall be removed around boring locations S-7 and S-11 as reported in the Environmental Services report dated September 11, 2023 (Technical Appendix I4). Soils shall be removed a minimum of 6-inches deep and a horizontal extent of 5-feet in equal distance from the boring locations. Following removal, additional soil testing shall be performed for Total Petroleum Hydrocarbon (TPH) (EPA Test Method 8015B) to ensure that remaining soils are not above the EPA Regional Screening Levels for residential soil. The removal of these soils and analysis providing evidence that remaining soils are not above EPA RSL for residential soil shall be documented and submitted to the RCDEH-ECP, prior to issuance of a grading permit.	Less than significant.
<b>4.9 (b):</b> Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	MM 4.9-1 applies.	Less than significant.
<b>4.9 (c):</b> Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No mitigation is required	No impact
<b>4.9 (d):</b> Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	No mitigation is required	Less than significant impact
<b>4.9 (e):</b> For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use	No mitigation is required	No impact

<p>airport, would the Project result in a safety hazard or excessive noise for people residing or working in the project area?</p>		
<b>Transportation</b>		
<p><b>4.17 (b)</b> Would the Project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?</p>	<p>MMs 4.8-1 and 4.8-2 apply.</p>	<p>Significant and Unavoidable.</p>
<b>Tribal Cultural Resources</b>		
<p><b>4.18 (a):</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <ol style="list-style-type: none"> <li>1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</li> <li>2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the</li> </ol>	<p><u><b>MM-4.17-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.</b></u></p> <ol style="list-style-type: none"> <li>1. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</li> <li>2. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</li> <li>3. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground- disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.</li> <li>4. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or</li> </ol>	<p>Less than significant</p>

<p>resource to a Californian Native American tribe?</p>	<p>in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.</p> <p><b><u>MM-4.17-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial).</u></b></p> <p>Upon discovery of any TCRs, that the Kizh, in conjunction with the Project Archaeologist retained by the Project Proponent, determine is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), shall have the authority to halt ,all construction activities in the immediate vicinity of the discovery (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe’s sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.</p> <p><b><u>MM-4.17-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.</u></b></p> <ol style="list-style-type: none"> <li>1. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.</li> <li>2. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.</li> <li>3. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and</li> <li>4. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.</li> <li>5. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</li> </ol>	
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**Conclusion:**

Mass grading per the certified EIR is in process on the Project site. The environmental setting has not significantly changed since the certification of the EIR and adoption of the Specific Plan and TTM on December 21, 2023. None of the surrounding land uses have changed and there have been no new developments in the immediate Project area that would affect the physical environment surrounding the Project site.

The Project is required to comply with the existing PPPs and MMs adopted by the City Council on December 21, 2023, by Resolution No. 2023-106.

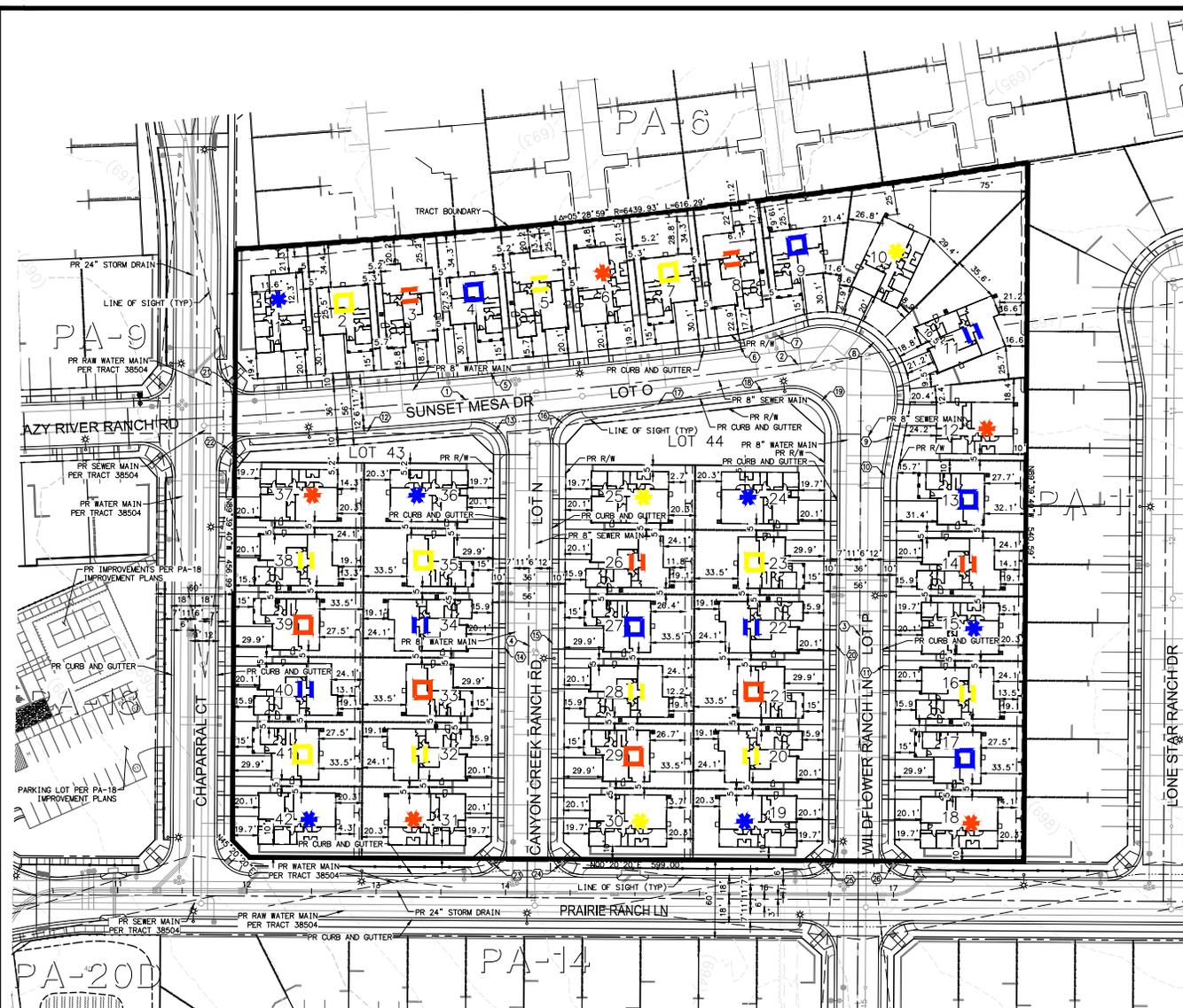
Based on the Interagency Development Review Process for MA25063, the approval of TTM 39119 into the development of 42 lots for single family detached residential units would not result in any new significant environmental impacts, substantially increase the severity of previously identified effects, or necessitate implementation of additional or considerably different mitigation measures than those identified in the Certified EIR. The effects associated with MA25063 would be substantially the same as those reported for the Certified EIR, and thus no Supplemental or Subsequent Environmental Review (EIR) is required.

**ATTACHMENT NO. 2**

Tentative Tract Map







TYPICAL LOT COVERAGE

MODEL	HOUSE SIZE*	LOT SIZE (NOMINAL)	COVERAGE	PRIVATE OPEN SPACE**
1942	2417 SF	5000 SF	48.34%	1543 SF
2710	1784 SF	5000 SF	35.68%	2062 SF
3171	2384 SF	5000 SF	47.68%	1639 SF

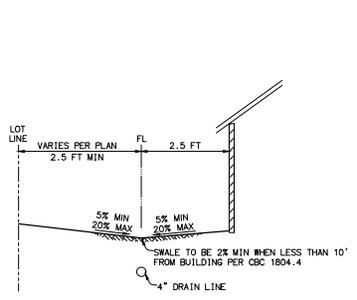
\*HOUSE SQUARE FOOTAGE BASED ON ENTIRE AREA UNDER ROOF, INCLUDING PORCH STRUCTURES  
 \*\*PRIVATE OPEN SPACE CONSISTS OF OPEN SPACE WITHIN THE ENCLOSED BACKYARD OF THE NOMINAL LOT SIZE

LINE/CURVE DATA TABLE

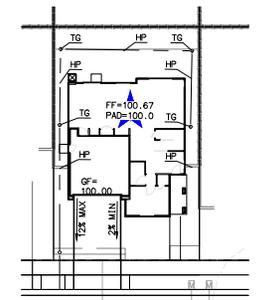
NO	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	03° 38' 10"	8568.14'	416.70'	208.42'
2	N 06° 47' 53"	---	99.87'	---
3	N 89° 39' 40"	---	419.84'	---
4	N 89° 39' 40"	---	389.70'	---
5	03° 13' 08"	8548.14'	367.88'	183.99'
6	10° 17' 28"	110.00'	19.77'	9.91'
7	N 17° 05' 41"	---	40.99'	---
8	N 17° 43' 49"	56.00'	115.07'	92.70'
9	N 79° 21' 52"	---	40.99'	---
10	10° 17' 28"	110.00'	19.77'	9.91'
11	N 89° 39' 40"	---	275.11'	---
12	01° 29' 45"	8584.14'	171.89'	85.95'
13	95° 20' 49"	25.00'	41.60'	27.45'
14	N 89° 39' 40"	---	299.31'	---
15	N 89° 39' 40"	---	307.93'	---
16	83° 54' 13"	25.00'	36.61'	22.47'
17	01° 02' 26"	8584.14'	119.58'	59.79'
18	N 06° 47' 53"	---	39.83'	---
19	07° 08' 13"	35.00'	59.34'	39.66'
20	N 89° 39' 40"	---	316.79'	---
21	93° 54' 07"	25.00'	40.97'	26.76'
22	88° 08' 56"	25.00'	37.59'	23.37'
23	90° 00' 00"	25.00'	39.27'	25.00'
24	90° 00' 00"	25.00'	39.27'	25.00'
25	90° 00' 00"	25.00'	39.27'	25.00'
26	90° 00' 00"	25.00'	39.27'	25.00'

PLOTTING LEGENDS

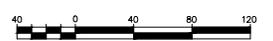
ELEVATION	1942 (1 STORY)	2710 (2 STORY)	3171 (2 STORY)
A	★	□	▨
B	★	□	▨
C	★	□	▨



TYPICAL SIDEYARD SECTION NOT TO SCALE



TYPICAL SINGLE FAMILY LOT DRAINAGE



Call before you Dig  
 811  
 1-800-227-2800

8340 LIMONITE AVE  
 JURUPA VALLEY, CA 92509  
 TEL: (951) 332-2444  
 EMAIL: ENGINEERING@CITYOFJURUPAVALLEY.CA.GOV

**IMPORTANT NOTE:**  
 THE GRADING AND/OR IMPROVEMENT PLANS ARE APPROVED FOR A PERIOD OF TWO (2) YEARS FROM THE DATE SIGNED BY THE CITY ENGINEER. AFTER THE TWO (2) YEAR PERIOD HAS LAPSED, THE ENGINEER OF RECORD MAY BE REQUIRED TO SUBMIT AND PROCESS FOR CITY ENGINEER APPROVAL UPDATED PLANS THAT COMPLY WITH THE MOST CURRENT CITY STANDARDS, PRACTICES, AND POLICIES.

MARK	DATE	INITIAL	DESCRIPTION	REV	REC.	APPR.	DATE



**PROACTIVE**  
 ENGINEERING CONSULTANTS  
 200 South Main Street, Suite 300  
 Corona, CA 92882 (951) 280-3300

PLANS PREPARED UNDER THE SUPERVISION OF:  
 DILLON M. STRAND  
 R.C.E. #91273

CITY OF JURUPA VALLEY  
 TENTATIVE TRACT MAP  
 VERNOLA RANCH - TTM 39119  
 PA-10

ACCT. NO. \_\_\_\_\_  
 SHEET 3 OF 3  
 CITY I. D. NO. \_\_\_\_\_  
 XX XX-XXX

**ATTACHMENT NO. 3**

Architectural Plans

# THE FARM

*Jurupa, California*

# Homestead AT THE FARM

JURUPA, CALIFORNIA

## PRODUCT 7

A-169 Cover Sheet

A-170 Plan 1 (1942) - Front Elevations

A-171 Plan 1A (1942) - Floor Plan

A-172 Plan 1A (1942) - "A" Modern Farmhouse Elevations

A-173 Plan 1A (1942) - "A" Modern Farmhouse Enhanced Elevations

A-174 Plan 1B (1942) - "B" American Traditional Elevations

A-175 Plan 1B (1942) - "B" American Traditional Enhanced Elevations

A-176 Plan 1C (1942) - "C" Provence Elevations

A-177 Plan 1C (1942) - "C" Provence Enhanced Elevations

A-178 Plan 1 (1942) - Roof Plans

A-179 Plan 2 (2710) - Front Elevations

A-180 Plan 2A (2710) - Floor Plan

A-181 Plan 2A (2710) - "A" Modern Farmhouse Elevations

A-182 Plan 2A (2710) - "A" Modern Farmhouse Enhanced Elevations

A-183 Plan 2B (2710) - "B" American Traditional Elevations

A-184 Plan 2B (2710) - "B" American Traditional Enhanced Elevations

A-185 Plan 2C (2710) - "C" Provence Elevations

A-186 Plan 2C (2710) - "C" Provence Enhanced Elevations

A-187 Plan 2 (2710) - Roof Plans

A-188 Plan 3 (3171) - Front Elevations

A-189 Plan 3A (3171) - Floor Plan

A-190 Plan 3A (3171) - "A" Modern Farmhouse Elevations

A-191 Plan 3A (3171) - "A" Modern Farmhouse Enhanced Elevations

A-192 Plan 3B (3171) - "B" American Traditional Elevations

A-193 Plan 3B (3171) - "B" American Traditional Enhanced Elevations

A-194 Plan 3C (3171) - "C" Provence Elevations

A-195 Plan 3C (3171) - "C" Provence Enhanced Elevations

A-196 Plan 3 (3171) - Roof Plans

A-197 Written Color Schemes

A-198 Color Boards - "A" Modern Farmhouse

A-199 Color Boards - "B" American Traditional

A-200 Color Boards - "C" Provence

Note: For design intent only, not for construction.

**LENNAR**

Lennar Homes of California, Inc.  
4140 Temescal Canyon Rd, #410  
Corona, CA 92883

Contact: Bryce Fleming  
Business: (951) 741-7635  
[www.lennar.com](http://www.lennar.com)

Contact: Laura Chao  
Business: (949) 660-1587  
[www.klcarch.com](http://www.klcarch.com)

Architect: Kevin L. Crook Architect, Inc.  
1360 Reynolds Ave. Suite 110  
Irvine, CA 92614

Kevin L. Crook  
**Architect**  
Inc  
#24105  
PLANNING • ARCHITECTURE

Homestead AT  
THE FARM

JURUPA, CALIFORNIA

PRODUCT 7



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A - MODERN FARMHOUSE



© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - AMERICAN TRADITIONAL

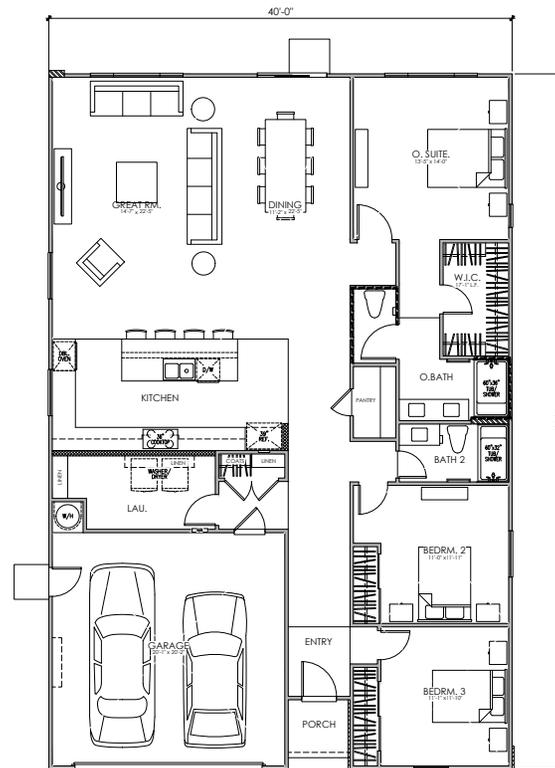


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C - PROVENCE

PLAN 1 (1942)  
FRONT ELEVATIONS





PLAN 1 (1942)  
3 BEDROOM, 2 BATH  
FLOOR PLAN

PLAN 1 AREA TABULATION	
CONDITIONED SPACE	
FLOOR AREA	1,942 SQ. FT.
TOTAL DWELLING	1,942 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	426 SQ. FT.
PORCH "A"	29 SQ. FT.
PORCH "B"	29 SQ. FT.
PORCH "C"	29 SQ. FT.





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
  - BARGE: 2x6 WOOD
  - FASCIA: 2x6 WOOD
  - GABLE END: BOARD AND BATTEN
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: STONE VENEER
  - POT SHELF: SIMULATED WOOD
  - SHUTTERS: SIMULATED WOOD



REAR



LEFT

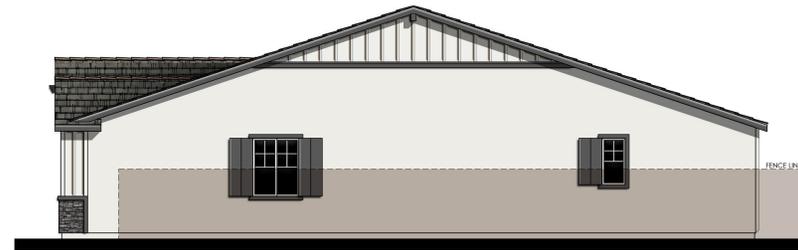
COLOR SCHEME 1

PLAN 1A (1942)

MODERN FARMHOUSE ELEVATIONS

*Homestead* AT **THE FARM**  
JURUPA, CALIFORNIA

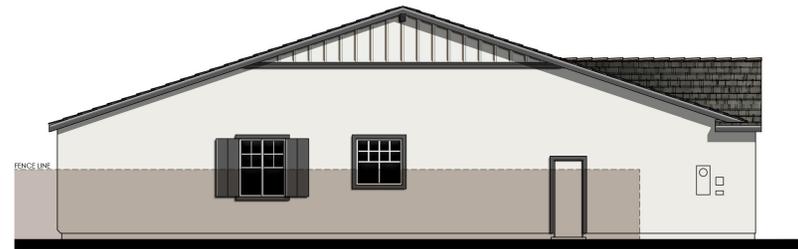




RIGHT



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1942)

MODERN FARMHOUSE ENHANCED ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

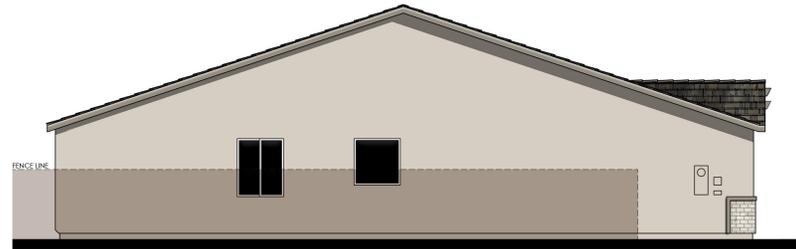


RIGHT

- MATERIALS LEGEND**  
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
  - FASCIA: 2x4 WOOD
  - BARGE: 2x4 WOOD
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - SHUTTERS: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: BRICK VENEER



REAR



LEFT

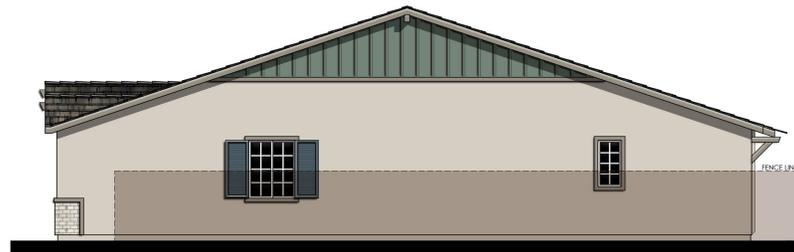
COLOR SCHEME 4

PLAN 1B (1942)

AMERICAN TRADITIONAL ELEVATIONS

*Homestead* AT **THE FARM**  
JURUPA, CALIFORNIA

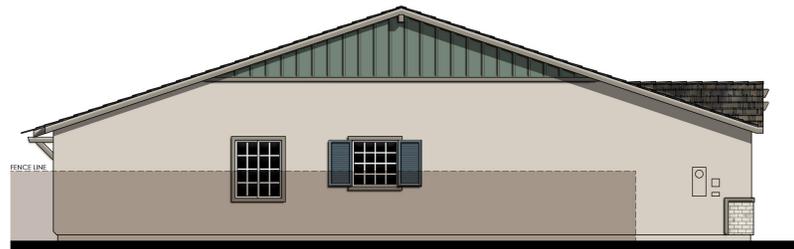




RIGHT



REAR



LEFT

COLOR SCHEME 4

PLAN 1B (1942)

AMERICAN TRADITIONAL ENHANCED ELEVATIONS





© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

- MATERIALS LEGEND**  
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - FASCIA: 2x6 WOOD
  - BARGE: 2x6 WOOD
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - SHUTTERS: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: STONE VENEER



REAR



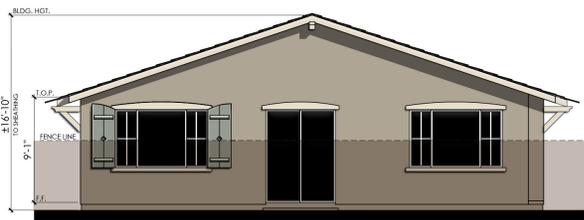
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COLOR SCHEME 7  
**PLAN 1C (1942)**  
 PROVENCE ELEVATIONS





RIGHT



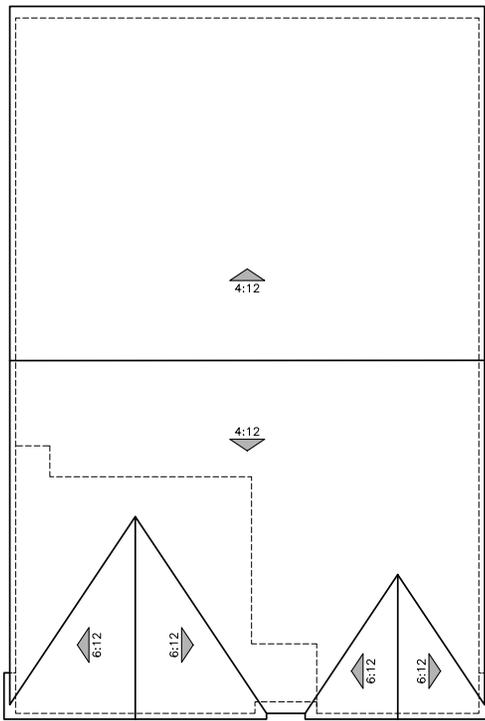
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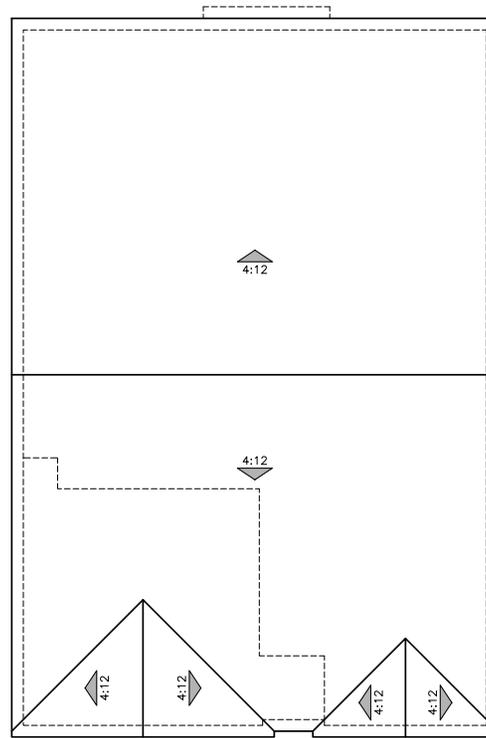
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COLOR SCHEME 7  
 PLAN 1C (1942)  
 PROVENCE ENHANCED ELEVATIONS

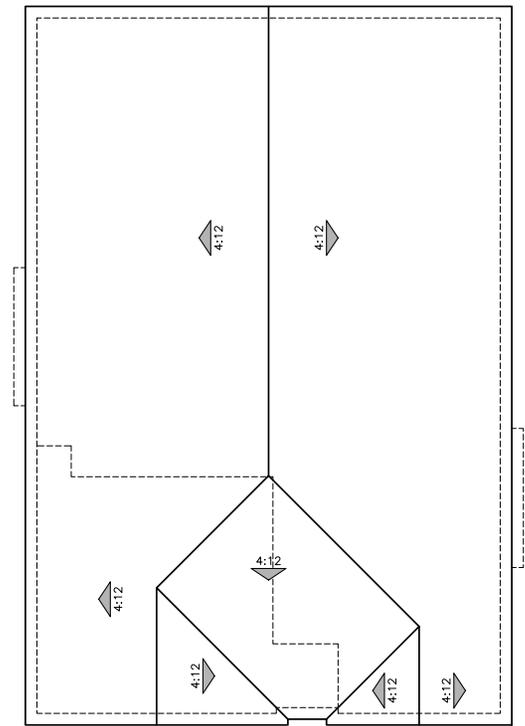




A - MODERN FARMHOUSE



B - AMERICAN TRADITIONAL



C - PROVENCE

PLAN 1 (1942)  
ROOF PLANS





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A - MODERN FARMHOUSE



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B - AMERICAN TRADITIONAL

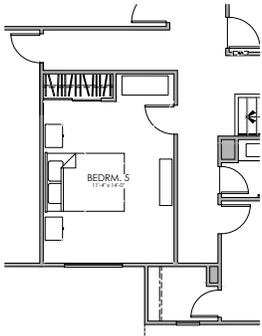


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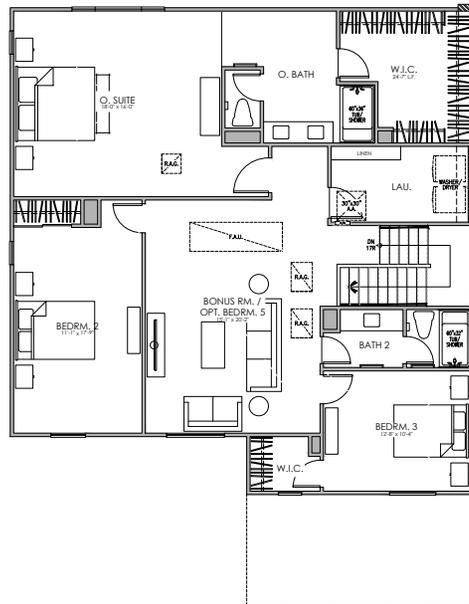
C - PROVENCE

PLAN 2 (2710)  
FRONT ELEVATIONS

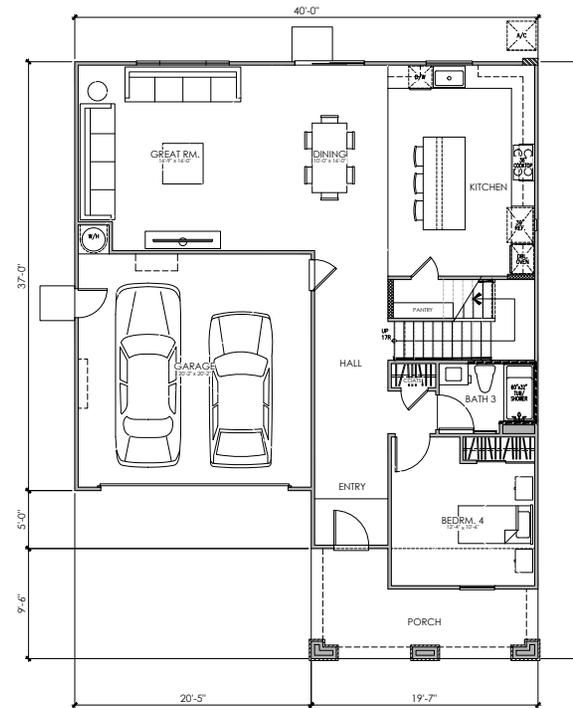




OPT. BEDRM. 5



SECOND FLOOR



FIRST FLOOR

PLAN 2A (2710)  
4 BEDROOM, 3 BATH, BONUS, OPT. BEDRM. 5  
FLOOR PLAN

PLAN 2  
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,199 SQ. FT.
SECOND FLOOR AREA	1,511 SQ. FT.
TOTAL DWELLING	2,710 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	424 SQ. FT.
PORCH "A"	141 SQ. FT.
PORCH "B"	141 SQ. FT.
PORCH "C"	141 SQ. FT.





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Refer to landscape drawings for wall, tree, and shrub locations

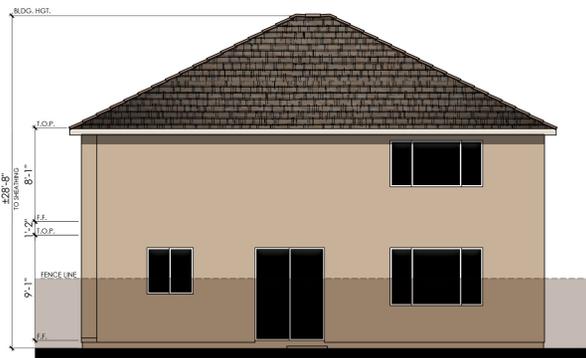
FRONT



RIGHT

**MATERIALS LEGEND**

- (WHERE COLORS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
  - BARGE: 2x6 WOOD
  - FASCIA: 2x6 WOOD
  - GABLE END: BOARD AND BATTEN
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: STONE VENEER
  - POT SHELF: SIMULATED WOOD
  - SHUTTERS: SIMULATED WOOD



REAR



LEFT

COLOR SCHEME 2  
PLAN 2A (2710)

MODERN FARMHOUSE ELEVATIONS

Homestead AT THE FARM  
JURUPA, CALIFORNIA





RIGHT



REAR



LEFT

COLOR SCHEME 2  
**PLAN 2A (2710)**  
 MODERN FARMHOUSE ENHANCED ELEVATIONS

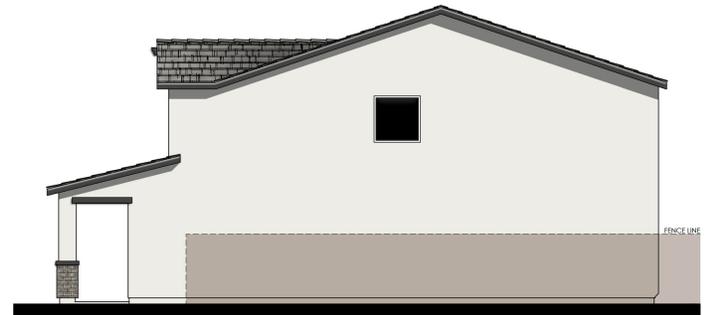




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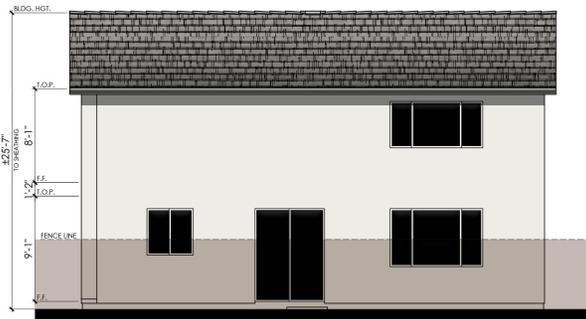
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

**MATERIALS LEGEND**  
(WHERE OCCURS)  
 FRONT DOOR: FIBERGLASS  
 GARAGE DOOR: METAL SECTIONAL  
 ROOF: CONCRETE FLAT TILE  
 ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE  
 FASCIA: 2x4 WOOD  
 BARGE: 2x4 WOOD  
 WALL: STUCCO  
 WINDOWS: VINYL W/ GRIDS  
 SHUTTERS: SIMULATED WOOD  
 TRIM: STUCCO OVER RIGID FOAM  
 WAINSCOT: BRICK VENEER



REAR



LEFT

COLOR SCHEME 5  
 PLAN 2B (2710)

AMERICAN TRADITIONAL ELEVATIONS

*Homestead* AT **THE FARM**  
 JURUPA, CALIFORNIA

PRODUCT 7

10/01/2025  
 A-183

Kevin L. Crook  
**Architect**  
 Inc  
 #241.05  
PLANNING + ARCHITECTURE





RIGHT



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (2710)

AMERICAN TRADITIONAL ENHANCED ELEVATIONS

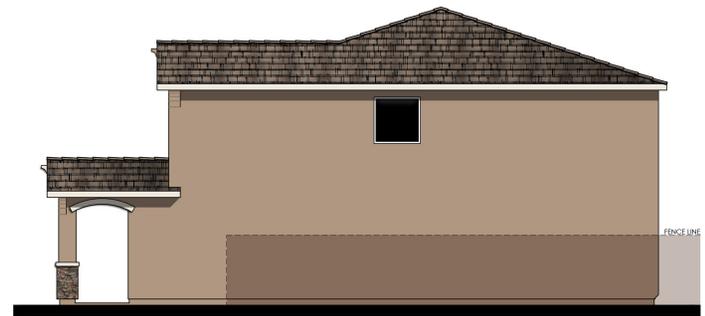




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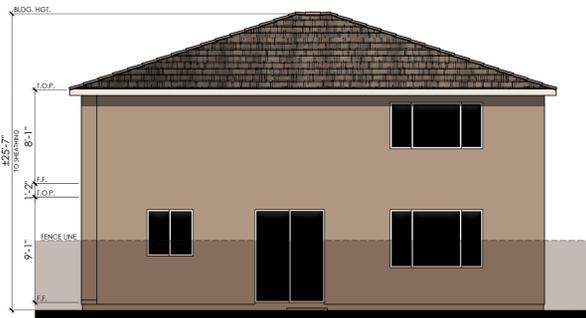
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

**MATERIALS LEGEND**  
(WHERE OCCURS)  
 FRONT DOOR: FIBERGLASS  
 GARAGE DOOR: METAL SECTIONAL  
 ROOF: CONCRETE FLAT TILE  
 FASCIA: 2x6 WOOD  
 BARGE: 2x6 WOOD  
 WALL: STUCCO  
 WINDOWS: VINYL W/ GRIDS  
 SHUTTERS: SIMULATED WOOD  
 TRIM: STUCCO OVER RIGID FOAM  
 WAINSCOT: STONE VENEER



REAR



LEFT

COLOR SCHEME 8  
 PLAN 2 C (2710)  
 PROVENCE ELEVATIONS

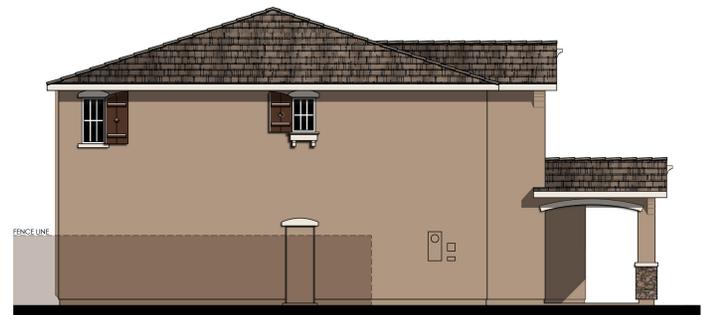




RIGHT



REAR

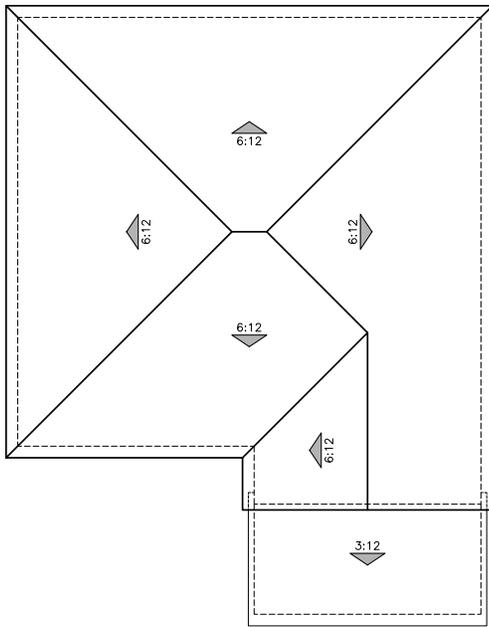


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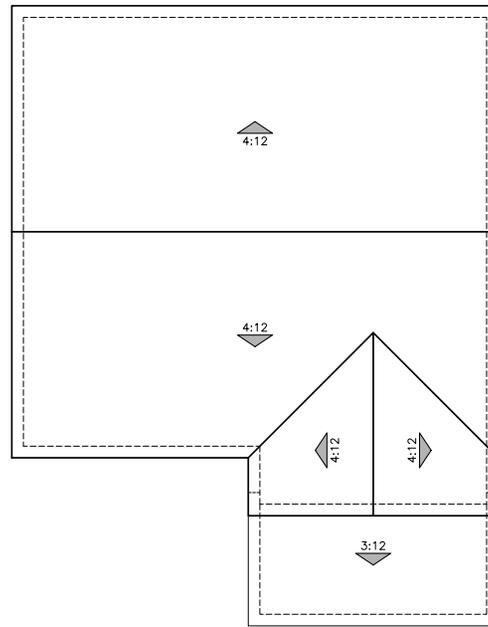
COLOR SCHEME 8  
 PLAN 2C (2710)  
 PROVENCE ENHANCED ELEVATIONS

*Homestead* AT **THE FARM**  
 JURUPA, CALIFORNIA

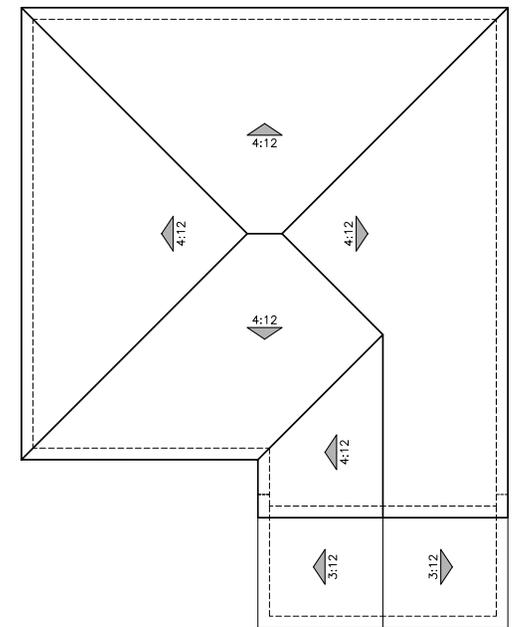




A - MODERN FARMHOUSE



B - AMERICAN TRADITIONAL



C - PROVENCE

PLAN 2 (2710)  
ROOF PLANS





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A - MODERN FARMHOUSE



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B - AMERICAN TRADITIONAL

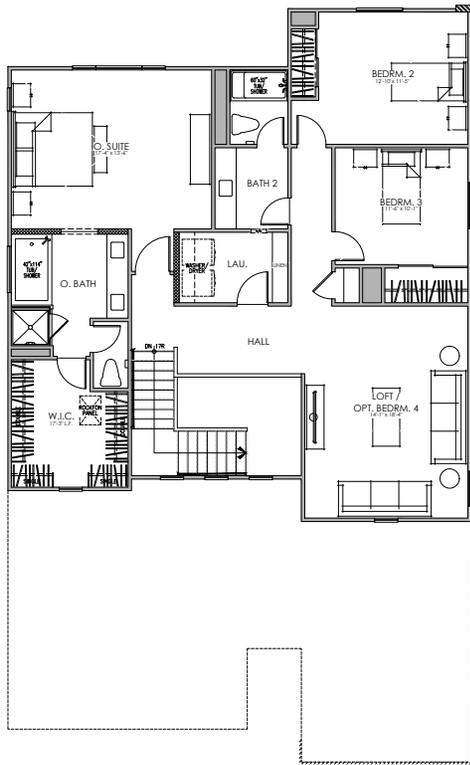


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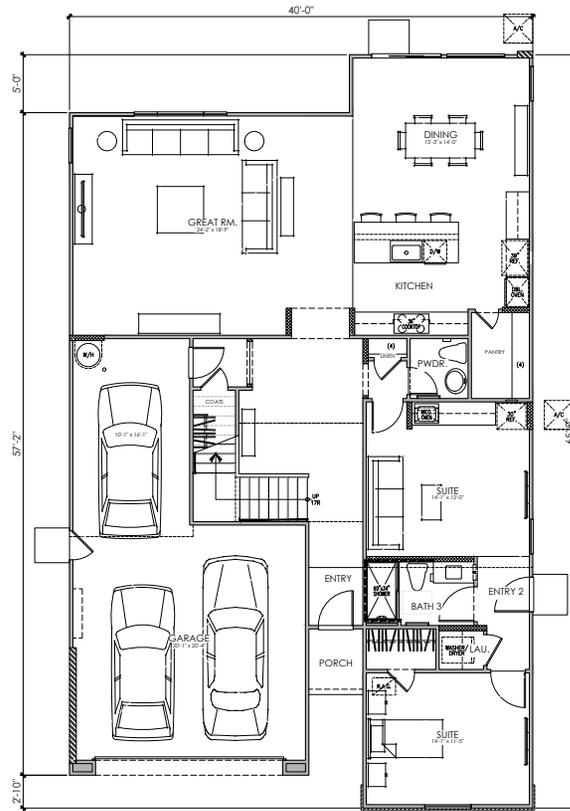
C - PROVENCE

PLAN 3 (3171)  
FRONT ELEVATIONS

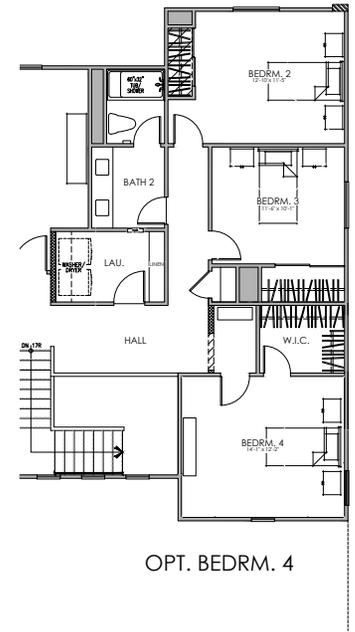




SECOND FLOOR



FIRST FLOOR



OPT. BEDRM. 4

PLAN 3A (3171)  
 3 BEDROOM, 3.5 BATH, STUDIO & SUITE, LOFT / OPT. BED. 4  
 FLOOR PLAN

PLAN 3 AREA TABULATION			
CONDITIONED SPACE			
	MAIN RESIDENCE	STUDIO	TOTAL
FIRST FLOOR AREA	1,230 + 508		1,738 SQ. FT.
SECOND FLOOR AREA	1,433 + 0'		1,433 SQ. FT.
TOTAL DWELLING	2,663 + 508		3,171 SQ. FT.
UNCONDITIONED SPACE			
GARAGE			590 SQ. FT.
PORCH "A"			26 SQ. FT.
PORCH "B"			26 SQ. FT.
PORCH "C"			26 SQ. FT.



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Refer to landscape drawings for wall, tree, and shrub locations

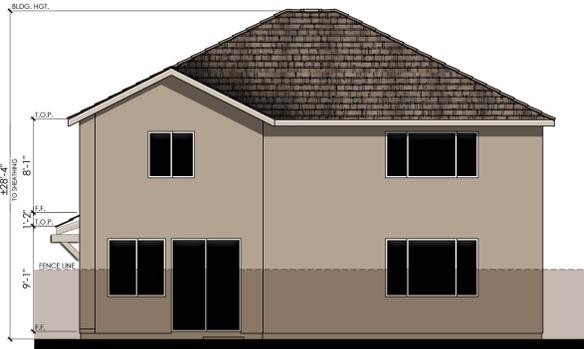
FRONT



RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
  - BARGE: 2x4 WOOD
  - FASCIA: 2x4 WOOD
  - GABLE END: BOARD AND BATTEN
  - WALL: STUCCO
  - TRIM: BOARD AND BATTEN
  - WINDOWS: VINYL W/ GRIDS
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: STONE VENEER
  - POT SHELF: SIMULATED WOOD
  - SHUTTERS: SIMULATED WOOD



REAR



LEFT

COLOR SCHEME 3

**PLAN 3A (3171)**

MODERN FARMHOUSE ELEVATIONS





RIGHT



REAR



LEFT

COLOR SCHEME 3

PLAN 3A (3171)

MODERN FARMHOUSE ENHANCED ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

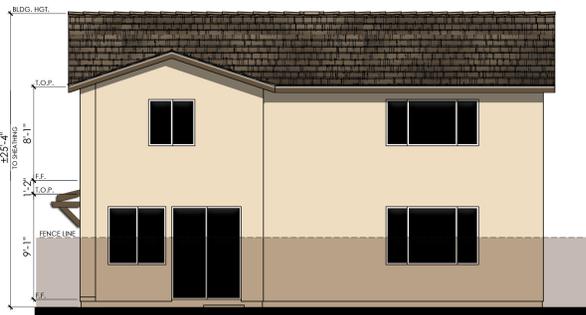


RIGHT

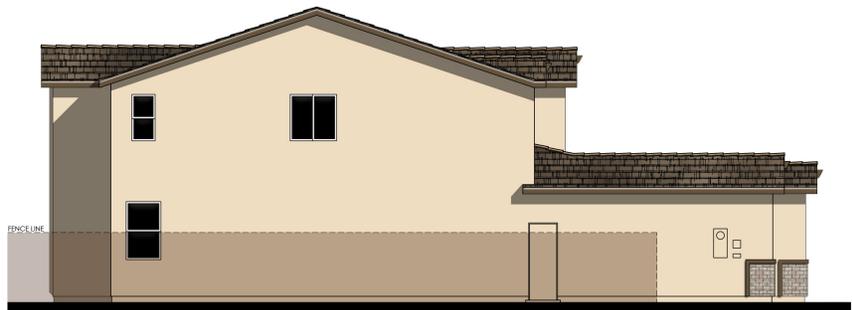
**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x4 WOOD
- BARGE: 2x4 WOOD
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: BRICK VENEER



REAR



LEFT

COLOR SCHEME 6

PLAN 3B (3171)

AMERICAN TRADITIONAL ELEVATIONS

Homestead AT THE FARM  
JURUPA, CALIFORNIA

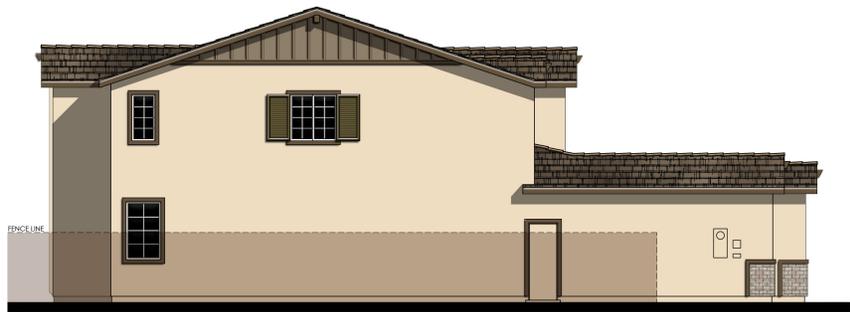




RIGHT



REAR



LEFT

COLOR SCHEME 6

PLAN 3B (3171)

AMERICAN TRADITIONAL ENHANCED ELEVATIONS

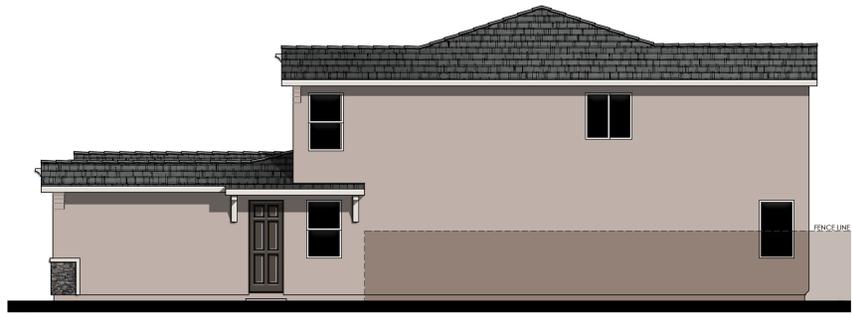




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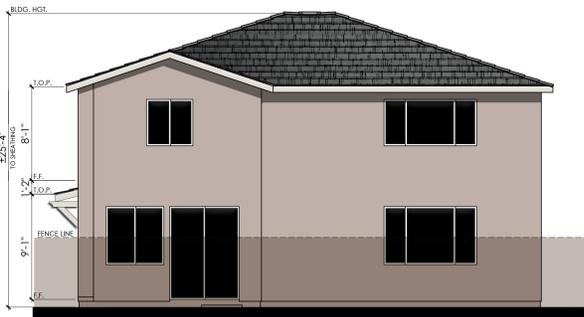
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

- MATERIALS LEGEND**  
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - FASCIA: 2x6 WOOD
  - BARGE: 2x6 WOOD
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - SHUTTERS: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: STONE VENEER



REAR



LEFT

COLOR SCHEME 9  
**PLAN 3C (3171)**  
 PROVENCE ELEVATIONS





RIGHT



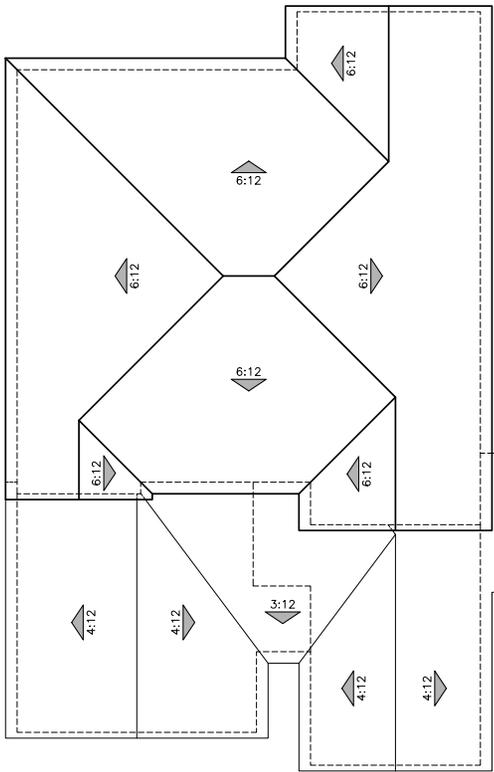
REAR



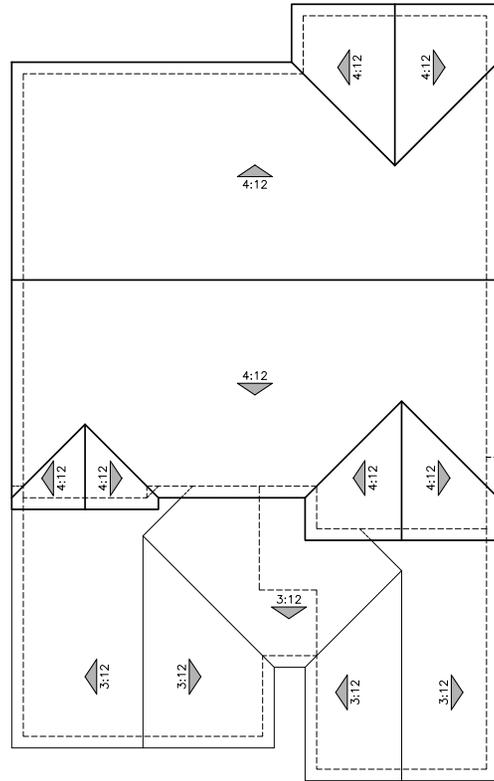
LEFT

COLOR SCHEME 9  
 PLAN 3C (3171)  
 PROVENCE ENHANCED ELEVATIONS

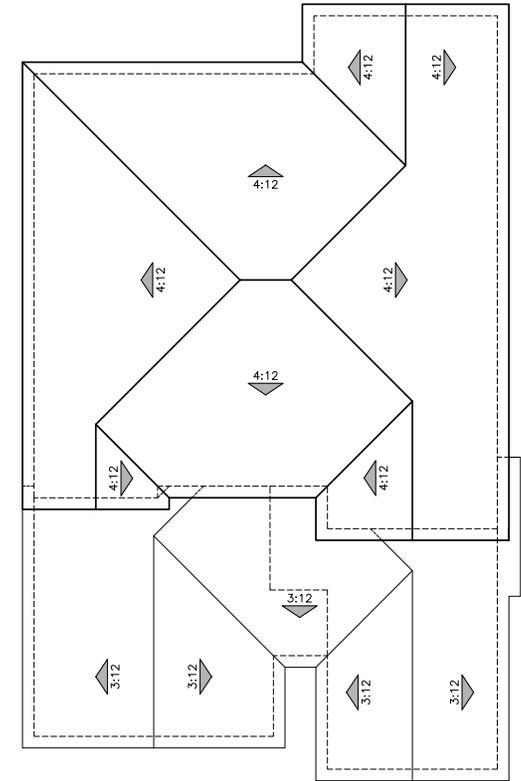




A - MODERN FARMHOUSE



B - AMERICAN TRADITIONAL



C - PROVENCE

PLAN 3 (3171)  
ROOF PLANS



HOMESTEAD AT THE FARM  
JURUPA, CA

PROJECT 24105 P7  
CREATED 1/27/2025  
ELEVATION CHANGES 9/10/2025

*A* ELEVATIONS			
MODERN FARMHOUSE	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1572	1506	1587
STUCCO PAINT MATCH**	SW7006 PURE WHITE	SW6107 NOMADIC DESERT	SW7507 STONE LION
FASCIA / TRIM	SW7674 PEPPERCORN	SW6105 DIVINE WHITE	SW7036 ACCESSIBLE BEIGE
GARAGE DOOR	SW7674 PEPPERCORN	SW6105 DIVINE WHITE	SW7504 KEYSTONE GRAY
BOARD & BATTEN / CORNER BOARDS	SW7006 EXTRA WHITE	SW9129 JADE DRAGON	SW7504 KEYSTONE GRAY
FRONT DOOR / SHUTTERS	SW7674 PEPPERCORN	SW6104 KAFFEE	SW7048 URBANE BRONZE
STONE, DRYSTACK	CLIFFSTONE	CLIFFSTONE	CLIFFSTONE
INSTALLATION	BANFF SPRINGS	MONTECITO	MANZANITA
ROOF: FLAT SHAKE	1FRCJ1430 CHARCOAL BLEND	1FRCJ1132 CHARCOAL BRN BLD	1FRCJ3233 BROWN BLEND
GUTTERS	DARK GRAY	WOOD BEIGE	LINEN

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	BORAL
VENEER:	ELDORADO
GUTTERS:	RGS
GROUT:	ORCO or EQUAL

*B* ELEVATIONS			
AMERICAN TRADITIONAL	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1528	1572	1585
STUCCO PAINT MATCH**	SW7632 MODERN GRAY	SW7006 PURE WHITE	SW6368 NAPERNY
FASCIA / TRIM / GARAGE DOOR	SW9171 FELTED WOOL	SW7069 IRON ORE	SW6153 PROTÉGÉ BRONZE
GABLE SIDING	SW2811 RKWD BLUE GREEN	SW2849 WESTCHESTER GRAY	SW6151 QUIVER TAN
FRONT DOOR / SHUTTERS	SW0032 NEEDLEPOINT NAVY	SW0030 COLONIAL YELLOW	SW7735 PALM LEAF
ROOF: FLAT SLATE	1FACS0330 APPALACHIAN BLEND	1FACS5354 STONE MTN BLEND	1FACS3233 BROWN BLEND
BRICK:	TUNDRA CHALKDUST	TUNDRA ASHLAND	TUNDRA LATIGO
GROUT:	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE
GUTTERS	PEBBLESTONE	BRONZE	RUSTIC

*C* ELEVATIONS			
PROVENCE	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1588	1602	1544
STUCCO PAINT MATCH**	SW7639 ETHERAL MOOD	SW7519 MEXICAN SAND	SW6037 TEMPERATE TAUPE
FASCIA / TRIM / GARAGE DOOR	SW9180 AGED WHITE	SW7002 DOWNY	SW7028 INCREDIBLE WHITE
FRONT DOOR / SHUTTERS	SW9132 ACACIA HAZE	SW6069 FRENCH ROAST	SW7020 BLACK FOX
ROOF: FLAT SHAKE	1FBCJ1132 CHARCOAL BRWN BLD	1FBCJ3181 SMOKEY TOPAZ BLD	1FBCJ1430 CHARCOAL BLEND
STONE, DRYSTACK	CLIFFSTONE	CLIFFSTONE	CLIFFSTONE
INSTALLATION	BOARDWALK	MANZANITA	BANFF SPRINGS
GUTTERS	CLASSIC CREAM	LINEN	LINEN

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.  
\*\* FOR PHOTOGRAPHY & RENDERING PURPOSES ONLY. DO NOT USE IN THE FIELD.  
TODAS LAS TAPAJUNTAS, CAVALERAS, CAJALONES, ETC. SERAN PINTADOS PARA COORDINAR A LA SUPERFICIE DE JUNTO.  
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES.

**LENNAR**  
Kevin L. Crook  
**Architect**  
Inc  
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

MODERN FARMHOUSE  
SCHEME #1



STUCCO BODY  
ROOF  
FASCIA / TRIM  
GARAGE DOOR  
BOARD & BATTEN / CORNER BOARDS  
FRONT DOOR / SHUTTERS  
STONE

LENNAR® HOMESTEAD AT THE FARM Kevin L. Crook Architect Inc. #24105 P7 JAN. 28, 2025 JURUPA, CA

MODERN FARMHOUSE  
SCHEME #2



STUCCO BODY  
ROOF  
FASCIA / TRIM  
GARAGE DOOR  
BOARD & BATTEN / CORNER BOARDS  
FRONT DOOR / SHUTTERS  
STONE

LENNAR® HOMESTEAD AT THE FARM Kevin L. Crook Architect Inc. #24105 P7 JAN. 28, 2025 JURUPA, CA

MODERN FARMHOUSE  
SCHEME #3



STUCCO BODY  
ROOF  
FASCIA / TRIM  
GARAGE DOOR  
BOARD & BATTEN / CORNER BOARDS  
FRONT DOOR / SHUTTERS  
STONE

LENNAR® HOMESTEAD AT THE FARM Kevin L. Crook Architect Inc. #24105 P7 JAN. 28, 2025 JURUPA, CA

COLOR BOARDS - "A" MODERN FARMHOUSE

### AMERICAN TRADITIONAL SCHEME #4

STUCCO BODY

ROOF

FASCIA / TRIM / GARAGE DOOR

GABLE SIDING

FRONT DOOR / SHUTTERS

BRICK

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JURUPA, CA #24105 P7 JAN. 28, 2025 PLANNING + ARCHITECTURE

### AMERICAN TRADITIONAL SCHEME #5

STUCCO BODY

ROOF

FASCIA / TRIM / GARAGE DOOR

GABLE SIDING

FRONT DOOR / SHUTTERS

BRICK

**LENNAR** HOMESTEAD AT THE FARM Kevin L. Crook Architect Inc  
JURUPA, CA #24105 P7 JAN. 28, 2025 PLANNING + ARCHITECTURE

### AMERICAN TRADITIONAL SCHEME #6

STUCCO BODY

ROOF

FASCIA / TRIM / GARAGE DOOR

GABLE SIDING

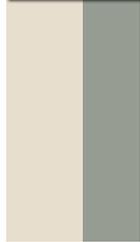
FRONT DOOR / SHUTTERS

BRICK

**LENNAR** HOMESTEAD AT THE FARM Kevin L. Crook Architect Inc  
JURUPA, CA #24105 P7 JAN. 28, 2025 PLANNING + ARCHITECTURE

COLOR BOARDS - "B" AMERICAN TRADITIONAL

PROVENCE  
SCHEME #7

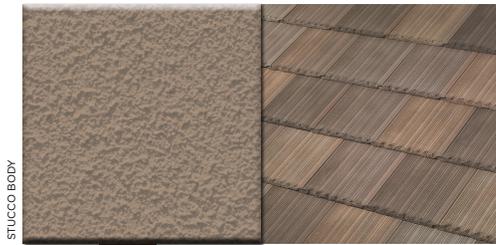


LENNAR®

HOMESTEAD AT THE FARM  
JURUPA, CA

Kevin L. Crook  
Architect  
Inc  
#24105 P7  
JAN. 28, 2025  
PLANNING + ARCHITECTURE

PROVENCE  
SCHEME #8

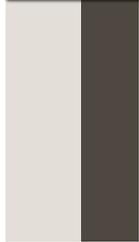
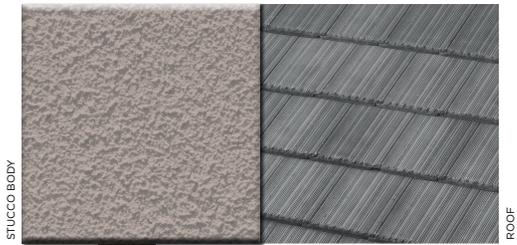


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HOMESTEAD AT THE FARM  
JURUPA, CA

Kevin L. Crook  
Architect  
Inc  
#24105 P7  
JAN. 28, 2025  
PLANNING + ARCHITECTURE

PROVENCE  
SCHEME #9



LENNAR®

HOMESTEAD AT THE FARM  
JURUPA, CA

Kevin L. Crook  
Architect  
Inc  
#24105 P7  
JAN. 28, 2025  
PLANNING + ARCHITECTURE

COLOR BOARDS - "C" PROVENCE

Ashglen AT  
THE FARM

JURUPA, CALIFORNIA

PRODUCT 6

**ATTACHMENT NO. 4**

Conceptual Landscape Plan

## IRRIGATION SYSTEM DESIGN STATEMENT

The design of irrigation system will emphasize water conservation and provide efficient and uniform distribution of irrigation water. A permanent automatic, weather/ET based irrigation controller that automatically adjust irrigation responding to plant needs as weather conditions change shall be installed with a wired or wireless rain sensor which connects or communicates with the controller.

For sites utilizing potable water for landscape irrigation, a reduced pressure backflow preventer shall be installed after the water meter / sub-meter to protect the potable water supply in accordance with the State of California, City of Jurupa Valley standards and requirements.

For the sites utilizing recycled water in the landscape, the irrigation system shall be designed in accordance with State of California and City of Jurupa Valley rules and regulations for recycled water use.

Drip-line or other low-volume, low-pressure micro-irrigation system, as approved by the city of Jurupa Valley, shall be installed in planter areas to provide water directly to the root zones of plants. The root watering bubbler irrigation system for trees shall be separated from other irrigation systems. The irrigation system may utilize efficient rotor nozzles in large planting areas, subject to the approval of the City. The automatic irrigation system shall be designed in accordance with the City of Jurupa Valley Ordinance & Standards.

## PLANTING DESIGN STATEMENT

Plans to be in conformance with the City of Jurupa Valley Standards for Landscape Development and City Ordinance 2015-17 Water Efficient Landscape for Design requirements, submittal and inspection requirements and the Riverside County Guide to California Friendly Landscaping.

## LEGEND

- ① SPLIT FACE WALL  
- SEE FENCE & WALL PLAN L2
- ② VINYL FENCE  
- SEE FENCE & WALL PLAN L2
- ③ FRONT YARD PLANTING PLAN - TYP.  
- SEE SHEET L3

## LANDSCAPE SUMMARY

Total Site Area: 304,390 SF  
Irrigated Landscape Area: 50,023 SF  
Turf Area: 5,867 SF



## PLANTING LEGEND

TREES	BOTANICAL NAME	COMMON NAME	WUCOLS ZONE	SIZE MIN.	QT.
	<i>Cinnamomum camphora</i>	Camphor Tree	M	24" Box	6
	<i>Jacaranda minisifolia</i>	Jacaranda	M	24" Box	
	<i>Platanus racemosa</i>	California Sycamore	L	24" Box	
	<i>Quercus agrifolia</i>	Coast Live Oak	L	24" Box	
	<i>Ginkgo biloba</i>	Malechoid Tree	M	24" Box	21
	<i>Pinus eldredica</i>	African Pine	L	24" Box	
	<i>Platanus acerifolia</i> 'Bloodgood'	London Plane	M	24" Box	
	<i>Quercus ilex</i>	Holly Oak	L	24" Box	
	<i>Koeberlinia paniculata</i>	Golden Rain Tree	L	24" Box	21
	<i>Lagerstroemia indica</i>	Crape Myrtle	M	24" Box	
	<i>Magnolia grand.</i> 'D.D. Blanchard'	Southern Magnolia	L	24" Box	
	<i>Podocarpus gracilior</i>	Fern Pine	M	24" Box	
	<i>Arbutus 'Marina'</i>	Strawberry Tree	L	24" Box	13
	<i>Cercidium 'Desert Museum'</i>	Pink Yew	L	24" Box	
	<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	L	24" Box	
	<i>Tabeaia ipe</i>	Pink Trumpet Tree	M	24" Box	
	<i>Brachyctenon populaceus</i>	Bottle Tree	L	15 Gal.	53
	<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Pear	L	15 Gal.	
	<i>Tristatia confertifolia</i>	Tristatia Tree	M	15 Gal.	

\* All street trees shall be 36" box with a 3" minimum caliper. Two (2) additional from yard trees shall be provided. Corner lots should include two (2) additional trees on the side yard.

STREET TREE	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QT.
	<i>Platanus acerifolia</i> 'Bloodgood'	London Plane	M	36" Box	STD
	<i>Quercus ilex</i>	Holly Oak	L	36" Box	STD
	<i>Ulmus parvifolia</i> 'True Green'	True Green Elm	L	36" Box	STD

SHRUBS	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	<i>Acacia cognata</i> 'Cousin It'	Little River Wattle	M	5G
	Agave 'Blue Flame'	Blue Flame Agave	L	5G
	Aloe vera	Medicinal Aloe	L	5G
	<i>Baccharis pilularis</i> 'Pigeon Point'	Dwarf Coyote Brush	L	5G
	<i>Buxus microphylla</i> japonica	Japanese Boxwood	L	5G
	<i>Callitriche viminalis</i> 'Little John'	Dwarf Weeping Redbud	L	5G
	<i>Carex divisa</i>	Berkeley Sedge	L	5G
	<i>Chonodopolum tectorum</i>	Cape Bush	L	5G
	<i>Dianella revoluta</i> 'DR5000'	Little Rev. Flax Lily	L	5G
	<i>Dianella tasmanica</i> 'Silver Streak'	Silver Streak Flax Lily	M	5G
	<i>Eremophila glabra</i> 'Grey Horizon'	Grey Emu Bush	L	5G
	<i>Euonymus japonica</i> 'Aureo-Marginata'	Euonymus	M	5G
	<i>Euonymus japonica</i> 'Green Spire'	Evergreen Euonymus	M	5G
	<i>Lantana montevidensis</i> 'Monna'	White Lightnin' Lantana	L	5G
	<i>Ligustrum japonicum</i> 'Tecumseh'	Was. Leaf Privet	M	5G
	<i>Lonicera x London</i> 'Line Turf'	Maui Rose	M	5G
	<i>Muhlenbergia rigens</i>	Deer Grass	L	5G
	<i>Olea europaea</i> 'Monna'	Little Olive Dwarf Olive	L	5G
	<i>Penstemon 'Fairy Tails'</i>	Fairy Tails Fountain Grass	L	5G
	<i>Tobira</i>	Tobira	M	5G
	<i>Rhaphidolepis indica</i> 'Clara'	Dwarf Indian Hawthorne	M	5G
	Rosa 'San Flare'	Yellow Shrub Rose	M	5G
	<i>Sida seminiensis</i>	Mexican Feather Grass	L	5G
	<i>Strelitzia reginae</i>	Bird-of-Paradise	M	5G
	<i>Tecoma stans</i> 'Sierra Agricola'	Sierra Apricot	M	5G
	<i>Janponus scopulorum</i> 'Skyrock'	Skyrocket Juniper	L	5G
	<i>Podocarpus elongatus</i> 'Monna'	Icee Blue Yellow-Wood	M	5G
	<i>Prunus canadensis</i> 'Bright n' Tight'	Carolina Cherry	M	5G
	<i>Strelitzia nicholai</i>	Giant Bird-of-Paradise	M	5G
	<i>Moraea bicolor</i>	Fortnight Lily	L	5G

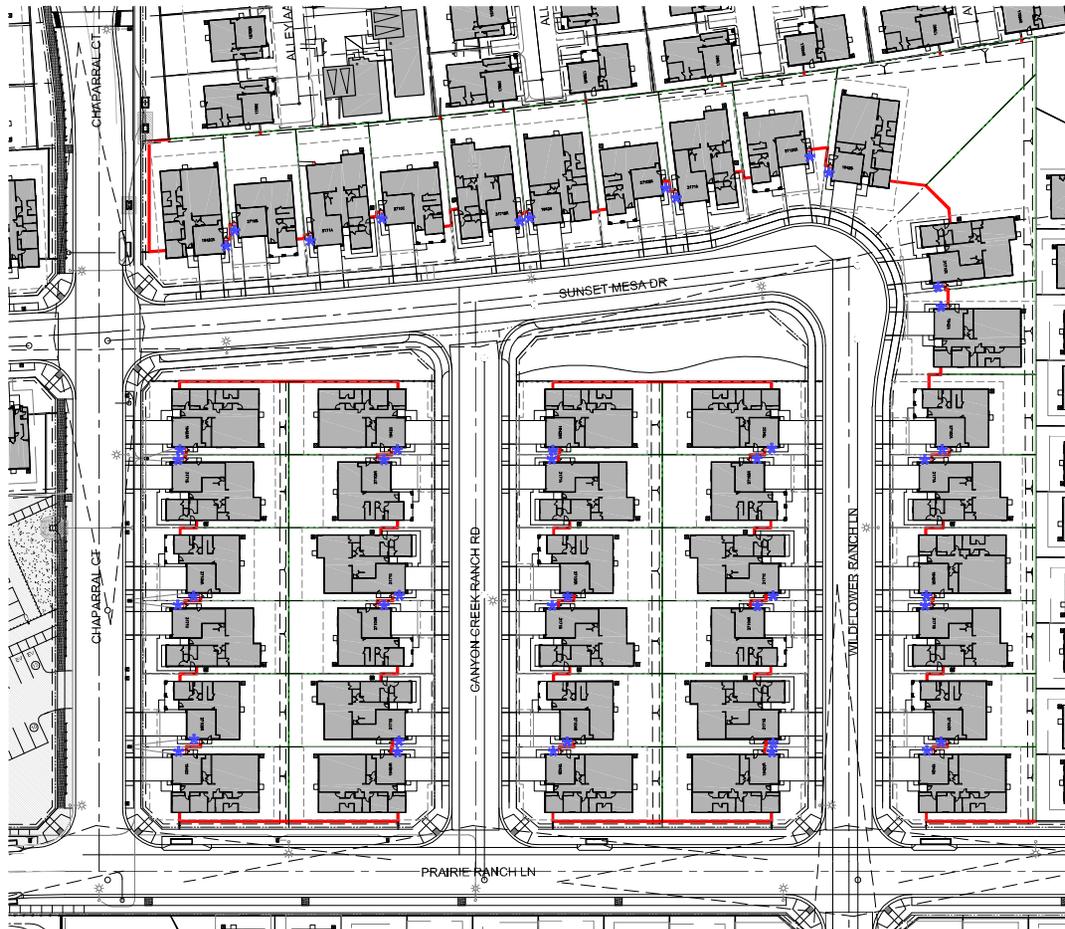
GROUNDCOVER	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	<i>Carissa grandiflora</i> 'Green Carpet'	Natal Plum	M	1G
	<i>Mycoporum parvifolium</i> 'Punch Creek'	Punch Creek Myoporum	L	1G
	Rosa 'New'	Real Flower Carpet Rose	M	2G
	<i>Roussireum officinalis</i> 'Huntington Carpet'	Huntington Carpet Rosemary	L	1G
	<i>Senecio filidius</i> 'Moon Everset'	Skyrunner Senecio	L	Rooted Cutting
	<i>Trachelospermum asiaticum</i>	Asian Jasmine	M	1G
	<i>Lippia nodiflora</i>	Kurupa	L	Rooted Cutting

VINES	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	<i>Ficus pumila</i>	Creeeping Fig	M	1G
	<i>Parthenocissus tricuspidata</i>	Boston Ivy	M	1G

\* Provide a 3" thick layer of mulch for all shrub areas; 1 1/2" thick mulch layer for ground cover from rooted cuttings.

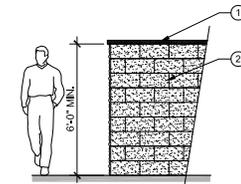
Turf	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	Marathon II Turf		H	Sod

# CONCEPTUAL LANDSCAPE PLAN



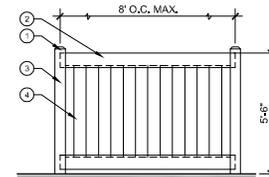
**FENCE & WALL LEGEND**

- 6' HIGH SPLIT FACE WALL  
- SEE DETAIL ON THIS SHEET
- VINYL FENCE  
- SEE DETAIL ON THIS SHEET
- ✱ PEDESTRIAN VINYL GATE



- ① 2" THICK PRECISION CAP  
COLOR: BROWN
- ② 6x8x16 SPLIT FACE CMU WALL  
(ONE-SIDE) - OUTSIDE FENCE  
COLOR: TAN

**6' HIGH SPLIT FACE WALL** SCALE: N.T.S.



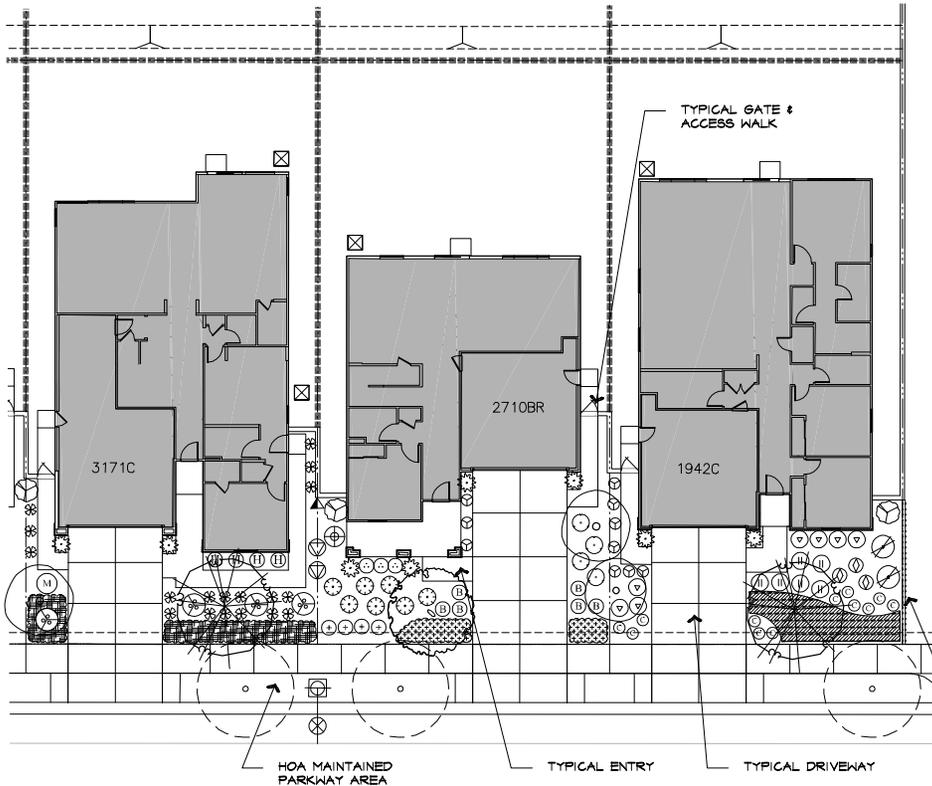
- ① DOMED CAP
- ② 2" X 7" TOP & BOTTOM RAIL
- ③ 5" X 5" VINYL POST
- ④ 6" TONGUE & GROOVE

FENCEWORKS, INC.  
8V-401 OR EQUAL  
COLOR: WHITE

**VINYL FENCE** SCALE: N.T.S.

\* In addition to an anti-graffiti wall coating, self-clinging vines shall be provided to all street facing sides of walls at 15'+- o.c.

**FENCE & WALL PLAN**



**PLANTING LEGEND**

TREES	BOTANICAL NAME	COMMON NAME	WUCOLS ZONE 4	SIZE MIN.
	Ginkgo biloba	Maidenhair Tree	M	24" Box
	Pinus silarica	Alghan Pine	L	24" Box
	Platanus acerifolia 'Bloodgood'	London Plane	M	24" Box
	Quercus ilex	Holly Oak	L	24" Box
	Koeberlinia paniculata	Golden Rain Tree	L	24" Box
	Lagerstroemia indica	Crape Myrtle	M	24" Box
	Magnolia grand. D.D. Blueleaf	Southern Magnolia	L	24" Box
	Panicum gracilior	Fern Pine	M	24" Box
	Arbutus 'Mama'	Strawberry Tree	L	24" Box
	Cercidium 'Desert Museur'	Palo Verde	L	24" Box
	Carya canadensis 'Forest Pansy'	Forest Pansy Redbait	L	24" Box
	Tachiba spec.	Pink Trumpet Tree	M	24" Box
	Baccharis pycnantha	Bottle Tree	L	15 Gal.
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	L	15 Gal.
	Titania conorta	Titania Tree	M	15 Gal.
* All street trees shall be 36" Box, with a 7' minimum caliper. Two (2) additional from 3rd and west shall be provided. Center lots should include two (2) additional trees on the 34th yard.				
<b>STREET TREE</b> * HOA maintained area				
	Quercus ilex	Holly Oak	L	36" Box STD
<b>SHRUBS</b>				
	<b>UPRIGHT ACCENT SHRUB</b>			
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	L	5G
	Podocarpus nerioides 'Monna'	Kate Blue Yellowwood	M	5G
	Prunus caroliniana 'Brightletta'	Carolina Cherry	M	5G
	Syringa reginae	Birds-foot Partridge	M	5G
	Moraea violacea	Formosa Lily	L	5G
	<b>TALL SHRUBS - GENERAL PALETTE</b>			
	Ligustrum japonicum 'Tuscany'	Wax Leaf Privet	M	5G
	Platanus tobinia	Tobira	M	5G
	<b>MEDIUM SHRUBS - GENERAL PALETTE</b>			
	Agave desertiana	Dwarf Century Plant	L	5G
	Agave x 'Blue Flame'	Blue Flame Agave	L	5G
	Aloe vera	Medicinal Aloe	L	5G
	Calandrinia speciosa	Rock Purslane	L	1G
	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	L	5G
	Chondropetalum tomentosum	Cape Rush	M	5G
	Cissis x purpurea	Orchid Rockrose	L	5G
	Dianella revoluta 'DR5000'	Little Rev Flax Lily	L	1G
	Dianella taurinica 'Silver Streak'	Silver Streak Flax Lily	M	5G
	Peltia sallowiana	Pinapple Guava	M	15G
	Hesperaloe parviflora 'Yellow'	Yellow Yucca	L	15G
	Larrea mexicanensis	Purple Trailing Larrea	L	5G
	Lomandra longifolia 'LM300'	Breeze™ Mat Rush	M	5G
	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia Grass	M	1G
	Muhlenbergia rigens	Deer Grass	M	5G
	Rosa x 'PROFIT'	Brilliant Pink Iceberg Rose	M	5G
	Wearingin's frutescens 'Munda'	Munda™ Coast Rosemary	L	5G
	<b>VINES</b>			
	Ficus Pumila	Creeeping Fig	M	1G
	Plectranthus truncatellus	Boston Ivy	M	1G
	<b>GROUND COVERS</b>			
	Larrea mexicanensis 'Monna'	White Light™ Trailing Larrea	L	1G
	Senecio asperus	Blue Chalksticks	L	Rooted Cutting
	Tracheloglossum juniperoides 'Star'	Star Jasmine	M	5G
* Provide a 3" thick layer of mulch for all shrub trees; 1 1/2" thick mulch layer for ground cover from noosed cuttings.				

**PLANTING CONCEPT**

The central planting theme of "Product" is to create an air of individuality within a contiguous landscape community element. This will be achieved by using a combination of plants from the approved plant list for Vernalia Ranch. There are five separate categories of shrub types by form. The plant types will lay out as follows: One will be an upright accent type shrub (e.g., Podocarpus c. 'Monna') to provide elevation enhancement at corner and entrist. The second will be a tall shrub type (e.g., Platostemon tobinia). The third will be a will be a medium flowering type shrub (e.g., Callistemon v. 'Little John') The fourth low accent type plant (e.g., Dianella t. 'Silver Streak') and the fifth are the low ground cover plant types (e.g. Senecio mandraliscae). These are to be used in a manner to create a "layered" landscape design as outlined in the Design Guidelines and will be interspersed within the framework of a homogeneous planting scheme that will provide the thread that will bring the neighborhood together. These landscape areas are to be HOA maintained.

\* TYPICAL FRONT YARD PLANTING SHOWN IS CONCEPTUAL IN NATURE AND IS REPRESENTATIVE OF THE SCALE OF PLANTING TO BE PROVIDED

**FRONT YARD PLANTING PLAN - TYP.**

**ATTACHMENT NO. 5**

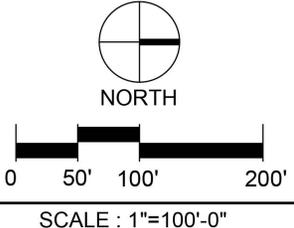
Maintenance Exhibit



**MAINTENANCE LEGEND**

- HOA MAINTENANCE
- PRIVATE HOMEOWNER MAINTENANCE

**VERNOLA PA-10  
MAINTENANCE EXHIBIT**  
CITY OF JURUPA VALLEY



**§ I T E § C A P E §**  
Landscape Architecture  
and Planning  
3190-B2 Airport Loop Drive  
Costa Mesa, CA 92626  
Richard Polhamus, License CA-#2782  
**(949) 644-9370 (714) 210-3140 FAX**  
25-023 07/10/2025

# Staff Report

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DATE: JANUARY 14, 2025  
TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION  
FROM: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR  
BY: ROB GONZALEZ, PRINCIPAL PLANNER  
SUBJECT: AGENDA ITEM NO. 8

**A PUBLIC HEARING TO CONSIDER TENTATIVE TRACT MAP NO. 39120 FOR A 55-LOT SINGLE FAMILY DETACHED SUBDIVISION, AND 6 LETTERED LOTS, AT PLANNING AREA 11 OF THE VERNOLA RANCH SPECIFIC PLAN AT ASSESSOR'S PARCEL NUMBER 160-050-087, AND FIND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162**

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## RECOMMENDATION

That the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC-0004:

1. **Approving Tentative Tract Map (TTM) No. 39120 for a 55-lot single-family detached subdivision with 6 lettered lots and conceptual grading within the Vernola Ranch Specific Plan, Planning Area 11 (PA-11), at a portion of Assessor's Parcel Number 160-050-087, and**
2. **Adopt a Previous Environmental Determination (PED), making a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15162.**



**PROJECT AREA**

The site is located within Planning Area 11 (PA-11) of the Vernola Ranch Specific Plan (VRSP). The Specific Plan designates PA-11 as Medium High Density Residential (MHDR), which allows a density range consistent with the proposed development, up to eight dwelling units per acre. PA-11 permits single-family detached homes as one of the residential product types envisioned within the Specific Plan. The planning area has an approved residential capacity of 55 single-family detached lots, along with six lettered lots, on approximately 6.28 acres, resulting in a proposed density of 7.79 dwelling units per acre (net), which is consistent with the VRSP.

**EXHIBIT NO. 1 - SITE SUMMARY TABLE**

<b>Data</b>	<b>Note</b>
<b>General Plan Designation</b>	<b>Medium High Density Residential (MHDR)</b>
<b>Acres</b>	<b>6.28 Acres</b>
<b>Zoning</b>	<b>Specific Plan Zone</b>
<b>Specific Plan</b>	<b>Vernola Ranch Specific Plan, Planning Area 11</b>
<b>Lots</b>	<b>55</b>

The project site is located in the northern quadrant of the VRSP area. North of the site is Planning Area 12 (PA-12), which is planned for single-family detached homes. South of the site are Planning Areas 10 (PA-10), designated for MHDR. East of the site is Planning Area 14 (PA-14), designated for High-Density Residential. The site is served by an internal loop street system that provides direct access to the primary collector roads, which connect to Limonite Avenue and Wineville Avenue.



**EXHIBIT NO. 2- LAND USE PLAN AND PROJECT SITE**

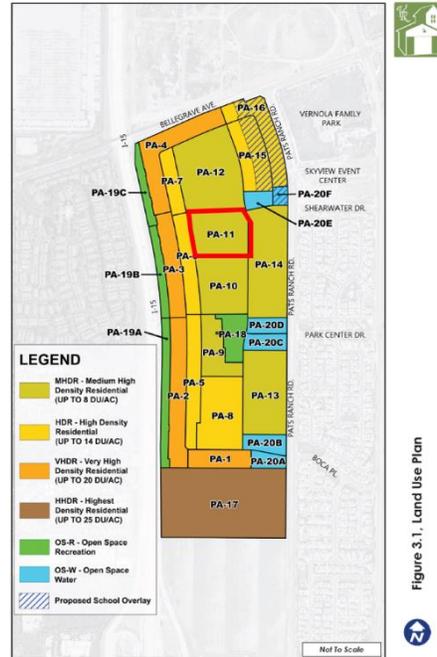


Figure 3.1. Land Use Plan

**PROJECT DESCRIPTION**

Vernola Ranch PA-11 is a proposed residential subdivision located within the VRSP area in the City of Jurupa Valley. The project, identified as Tentative Tract Map (TTM) No. 39120, establishes a new single-family neighborhood consisting of 55 residential lots and six lettered lots, served by an internal system of private streets connecting to Prairie Ranch Lane, Starlight Ranch Road, Lone Star Ranch Drive, Desert Bloom Ranch Road, and Arroyo Canyon Drive. The TTM includes associated improvements such as landscaped parkways, perimeter walls, common-area features, and HOA-maintained open space areas.

Lots are arranged along a series of gently curving local streets, with pad configurations suitable for a variety of single- and two-story homes, including Products 1610, 1863, and 2021, each with private rear yards and individual driveway access.

Key project features include:

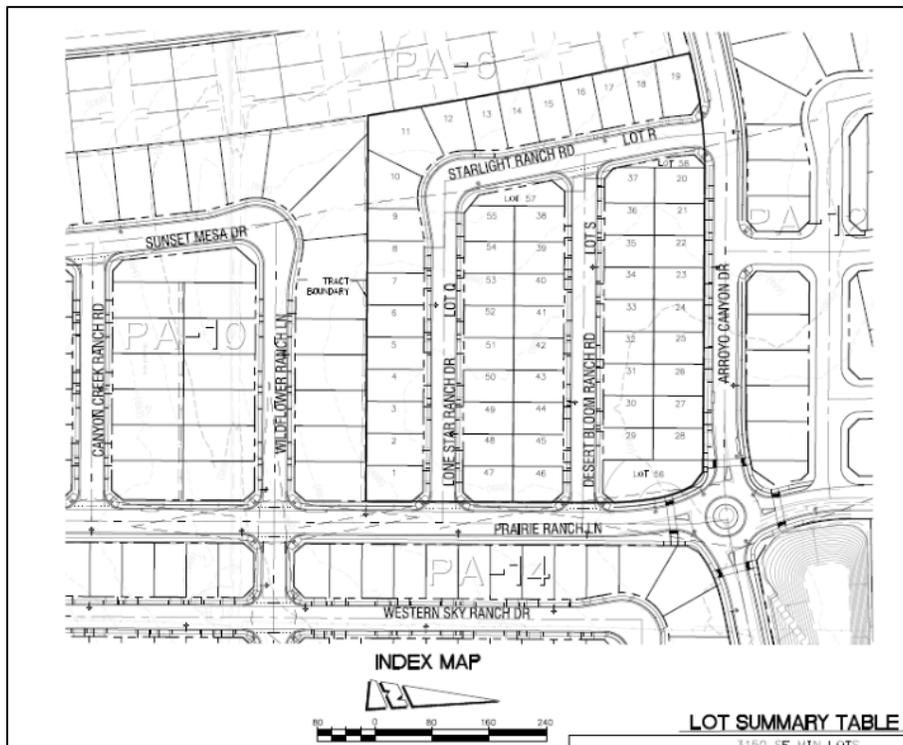
- Private streets and internal circulation, designed to provide safe, efficient neighborhood access and strong connectivity to the broader Vernola Ranch street network.



- Common landscape areas maintained by a homeowners’ association, including parkway trees, decorative perimeter walls, and irrigation systems that create a cohesive streetscape.
- Community perimeter treatments, including split-face CMU walls, enhanced corner treatments, and vinyl fencing, providing long-term durability, privacy, and visual consistency across the neighborhood.
- Front-yard and side-yard landscaping opportunities on each lot, consistent with the Vernola Ranch plant palette and Specific Plan landscape guidelines, supporting high-quality neighborhood design.

The PA-11 tentative map represents an additional phase of residential development within Vernola Ranch, complementing the surrounding Planning Areas and continuing the buildout of the master-planned single-family community envisioned in the Specific Plan.

**EXHIBIT NO. 3 - PROPOSED SUBDIVISION TENTATIVE TRACT MAP**



## SITE PLAN AND PLOTTING

The lot configuration for PA-11 follows a conventional single-family neighborhood pattern with front-loaded garages, consistent building setbacks, and private rear yard open space. Home sizes range from approximately 1,610 to 2,021 square feet, with minimum lot sizes of 3,150 square feet. Lot coverage ranges from 35.90 percent to 40.83 percent, and private open space ranges from 771 to 996 square feet, depending on the selected model type. The plotting pattern distributes the three product types (Models 1610, 1863, and 2021) throughout the neighborhood to provide variety in elevations and streetscape character while maintaining consistency with the Vernola Ranch design guidelines.

### EXHIBIT NO. 4 - SITE PLAN



## ELEVATION

PA-11 features the Millstone single-family product line, which includes Plans 1610, 1863, and 2021. Each floor plan is offered in three architectural styles (American Farmhouse, Tuscan, and American Traditional), providing a varied yet cohesive neighborhood character. These elevations incorporate enhanced detailing such as articulated massing, covered porches, decorative shutters, and material accents that contribute to a visually engaging streetscape along public view corridors.



Exterior materials include a palette of neutral and earth-tone stucco finishes, complemented by board-and-batten siding, horizontal lap siding, and optional stone or brick veneer depending on the selected elevation. Roof materials consist of flat concrete shake or S-tile profiles in charcoal, brown, and blended color tones, creating a consistent architectural theme throughout the planning area.

The distribution of elevation styles is intentionally varied across the subdivision to avoid repetition and to reinforce a high-quality residential environment consistent with the VRSP design guidelines. Together, the three home plans and their associated elevations provide architectural diversity while maintaining a unified neighborhood identity.

**EXHIBIT NO. 5 - PROPOSED ARCHITECTURAL ELEVATIONS**



**CONCEPTUAL LANDSCAPE AND WALL PLANS**

The conceptual landscape plan for PA-11 provides a landscape framework that incorporates street trees, parkway plantings, shrubs, and groundcovers throughout the neighborhood, as illustrated on Sheets L1–L3. Plant materials are consistent with City standards and utilize drought-tolerant species appropriate for the Jurupa Valley climate, including a mix of canopy trees, accent trees, and low-water shrubs selected for visual interest and long-term sustainability. HOA-maintained



parkway areas feature regularly spaced street trees and foundation plantings that establish a cohesive streetscape along Prairie Ranch Lane, Starlight Ranch Road, Lone Star Ranch Drive, Desert Bloom Ranch Road, and Arroyo Canyon Drive.

Front yard landscapes follow standardized planting templates tailored to the three home plans and elevations, providing layered arrangements of accent shrubs, medium shrubs, and groundcovers that reinforce the community’s unified landscape theme. The fence and wall plan identifies the use of 6-foot split-face CMU walls along perimeter and public-facing edges, while vinyl fencing is used along interior lot lines. Pedestrian gates and return walls are incorporated where needed to accommodate side-yard access and define private open space.

Together, these landscape and enclosure elements create the visual framework and functional boundaries for PA-11, supporting a well-defined, attractive, and cohesive residential environment consistent with the Vernola Ranch Specific Plan.

**EXHIBIT NO. 6 - PROPOSED CONCEPTUAL LANDSCAPING**



**ANALYSIS**

- I. **ENVIRONMENTAL REVIEW.** The Previous Environmental Determination (PED) for TTM No. 39120 (MA25064) finds that the proposed 55-lot subdivision with six lettered



lots in PA-11 is consistent with the certified VRSP EIR (Resolution No. 2023-106). The project does not alter Specific Plan boundaries, the approved development program, or previously analyzed infrastructure, and site conditions remain substantially unchanged. No new information has been identified that would increase impacts or require additional analysis. All adopted mitigation measures continue to apply. Accordingly, the project remains within the scope of the certified EIR, and no further environmental review is required under CEQA Guidelines Section 15162.

II. **GENERAL PLAN.** The project is consistent with the General Plan.

A. **Land Use Designation.** The General Plan land use designation for the project site is Medium High Density Residential (MHDR), which allows up to eight dwelling units per acre. The project demonstrates consistency with the Land Use Element of the General Plan, including the following policies:

- **LUE 2.3 Infrastructure.** Ensure that circulation facilities, water resources, sewer and storm drainage facilities, and other utilities available or provided by the developer are adequate to meet the demands of a proposed residential land use, in addition to those services and resources required to serve existing residents and businesses.
  - *The project includes required improvements to circulation, water, sewer, and storm drain systems consistent with City and agency standards. All infrastructure will be constructed or extended by the developer to ensure adequate service capacity for the proposed development without adversely affecting existing residents or businesses.*
- **LUE 10.9 Promote Unique Community Character.** Use community plans to promote the development and preservation of unique communities that exhibit a special sense of place and quality of design.
  - *The project contributes to the overall character of Vernola Ranch by implementing cohesive architectural themes, landscaping, and neighborhood design elements that reinforce the Specific Plan's intent to create a distinctive and high-quality residential environment.*

III. **TITLE 7 – SUBDIVISIONS.** TTM No. 39120 complies with the applicable provisions of Title 7 of the Jurupa Valley Municipal Code and the Subdivision Map Act for the proposed 55 single-family residential lots and 6 lettered lots within PA-11. The Engineering Department has reviewed the map for required travel lanes, internal circulation, access,



grading, drainage, and water quality considerations. Recommended conditions of approval address subdivision design, circulation and access requirements, grading and drainage standards, and compliance with applicable water quality regulations. Based on the project's conformance with these requirements, the findings necessary for approval of the tentative map can be made and are included in the resolution.

#### IV. TITLE 9 – ZONING ORDINANCE.

- A. **Vernola Ranch Specific Plan.** The project has been reviewed for consistency with the development standards of the VRSP. The table below summarizes the applicable standards and demonstrates that the proposed subdivision complies with the minimum lot size, width, depth, setback, height, and lot coverage requirements. Overall, the project design meets or exceeds the intent of the specific plan.
- B. **Inclusionary Housing Requirement (Chapter 9.267).** The proposed project would be subject to the City's Inclusionary Housing Requirement, which requires seven percent affordable homes. Since the project proposes market-rate housing units, the applicant may also pay an in-lieu fee of \$2.50 per square foot. The project's compliance with the Inclusionary Housing Ordinance is included as a recommended condition of approval.

#### NOTICING REQUIREMENTS

The ten day public hearing notices were sent to surrounding property owners within 1,500 feet (extended to notify additional property owners) of the project site's boundaries. Additionally, legal advertisements were published in the Press Enterprise on January 4, 2025. As of the writing of this report, there have been no comments from the public.



Prepared by:



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Rob Gonzalez, AICP  
Principal Planner

Submitted by:



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Joe Perez  
Community Development Director

Reviewed by:

//ss// Maricela Marroquin

Maricela Marroquin

ATTACHMENTS:

1. Resolution No. PC-0004
  - a. Exhibit A: Conditions of Approval
  - b. Exhibit B: Previous Environmental Document
2. Tentative Tract Map
3. Architectural Plans
4. Conceptual Landscape Plan
5. Maintenance Exhibit



**ATTACHMENT NO. 1**

Planning Commission Resolution

**PC RESOLUTION NO. PC-0004**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY APPROVING MASTER APPLICATION NO. 25064 CONSISTING OF TENTATIVE TRACT MAP (TTM) NO. 39120 AND APPROVING A PREVIOUS ENVIRONMENTAL DETERMINATION DOCUMENT MAKING A FINDING THAT NO FURTHER ENVIRONMENT REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162**

**THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:**

**Section 1. Previous Project.**

(a) McCune & Associates (the “Applicant”) applied for General Plan Amendment No. 22003; Specific Plan No. 22001 establishing the Vernola Ranch Specific Plan to provide development standards and design guidelines for the Project area; Specific Plan Amendment No. 266A5 to remove Planning Areas 10, 13, 15, and 20 from the I-15 Corridor Specific Plan; Change of Zone No. 22002 to apply Specific Plan zoning; Development Agreement No. 22001; and Tentative Tract Map No. 38504 to implement the Vernola Ranch Specific Plan (MA No. 22153) which consists of approximately 1,576 residential dwelling units (single-family, multi-family, townhomes, and other housing types), recreation areas, a network of trails and parks, internal street network, open space, landscaping, and street improvements, and an overlay for a potential school site located at the northeast portion of the Specific Plan Area (the “Project”). On December 21, 2023, the City Council adopted Resolution Nos. 2023-107, 2023-106, and Ordinance Nos. 2024-05 and 2024-04 approving the Project.

**Section 2. Current Project.**

(b) Lennar Homes (the “Applicant”) applied for Master Application No. 25064 comprising of Tentative Tract Map No. 39120 to subdivide fifty- five (55) single-family residential parcels and six (6) lettered lots in Planning Area 11 and establish an internal system of private streets connecting to Prairie Ranch Lane, Starlight Ranch Road, Lone Star Ranch Drive, Desert Bloom Ranch Road, and Arroyo Canyon Drive. The project is located on a portion of assessor’s parcel number 160-050-087. The tentative map includes associated improvements such as landscaped parkways, perimeter walls, common-area features, and HOA-maintained open space areas. (the “Proposed Project”).

**Section 3. Procedural Findings.** The Planning Commission of the City of Jurupa Valley does hereby find, determine, and declare that:

(a) The application for MA No. 25064 was processed, including, but not limited to, a public notice, in the time and manner prescribed by State law and local law, including the California Environmental Quality Act.

(b) On January 14, 2026, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 25064. At that time, all persons interested in the Project had the opportunity to address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing.

(c) All legal preconditions to the adoption of this Resolution have occurred.

**Section 4. Tentative Tract Map.**

(a) The Applicant is seeking approval of Tentative Tract Map No. 39120 a Schedule “A” subdivision to subdivide the project site into fifty five (55) lots and six (6) lettered lots.

(b) Section 7.05.020.A. of the Jurupa Valley Municipal Code provides that the Jurupa Valley Planning Commission is designated as the “Advisory Agency” charged with the duty of making investigations and reports on the design and improvement of all proposed tentative Schedule “A” maps. Further, Section 7.05.020.A. of the Jurupa Valley Municipal Code provides that the Planning Commission is authorized to approve, conditionally approve or disapprove all such tentative map land divisions and report the action directly to the City Council and the land divider.

(c) Section 7.15.130.A. of the Jurupa Valley Municipal Code provides that within fifty (50) days after the date of filing of a tract map or commercial parcel map, a public hearing on the map must be held before the Planning Commission. Section 7.15.130.B. of the Jurupa Valley Municipal Code provides that after the close of the hearing, the Planning Commission must approve, conditionally approve, or disapprove the proposed tentative map, file notice of the decision with the City Clerk, and mail notice of the decision to the land divider, or his or her authorized agent, and any interested party requesting a copy.

(d) Section 7.15.180 of the Jurupa Valley Municipal Code requires denial of a Tentative Parcel Map if it does not meet all of the requirements of Title 7 of the Jurupa Valley Municipal Code, or if any of the following findings are made:

1) That the proposed land division is not consistent with applicable general and specific plans.

2) That the design or improvement of the proposed land division is not consistent with applicable general and specific plans.

3) That the site of the proposed land division is not physically suitable for the type of development.

4) That the site of the proposed land division is not physically suitable for the proposed density of the development.

5) That the design of the proposed land division or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6) That the design of the proposed land division or the type of improvements are likely to cause serious public health problems.

7) That the design of the proposed land division or the type of improvements will conflict with easements acquired by the public at large for access through, or use of, property within the proposed land division. A land division may be approved if it is found that alternate easements for access or for use will be provided and that they will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.

8) Notwithstanding subsection 5) above, a tentative map may be approved if an environmental impact report was prepared with respect to the project and a finding was made, pursuant to the California Environmental Quality Act (Pub. Resources Code Section 21000 *et seq.*), that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

**Section 5. California Environmental Quality Act.**

(a) On December 21, 2023, the City Council adopted Resolution No. 2023-106 certifying an Environmental Impact Report (“EIR”) (SCH # 2022120318), making findings, adopting a Mitigation Monitoring and Reporting Program, and adopting a Statement of Overriding Considerations for the Project.

(b) The City has caused a Previous Environmental Determination (“PED”) to be prepared, Exhibit “B”. The PED evaluated the Proposed Project against the previous analysis in the EIR, to ensure that the Proposed Project will not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously. It has been determined that the analyses and the conclusions in the EIR remain valid and that the Proposed Project currently under review is “within the scope” pursuant to CEQA Guidelines Section 15162 (a). The Proposed Project does not alter the Specific Plan boundaries, approved unit count, or the previously analyzed infrastructure, and existing site conditions and surrounding land uses remain the same. The Proposed Project seeks to create a tentative tract map to allow for the development of a new single-family neighborhood consisting of fifty-five (55) residential lots and six (6) lettered lots, served by an internal system of private streets connecting to Prairie Ranch Lane, Starlight Ranch Road, Lone Star Ranch Drive, Desert Bloom Ranch Road, and Arroyo Canyon Drive. The tentative map includes associated improvements such as landscaped parkways, perimeter walls, common-area features, and HOA-maintained open space areas.

(c) The Planning Commission has independently reviewed the Previous Environmental Determination, and based upon the whole record before it, and based on its independent review and judgment, finds that that the Project, is not subject to further environmental review pursuant to the CEQA Guidelines because the Proposed Project would not result in any new significant environmental impacts, substantially increase the severity of previously identified effects, or necessitate implementation of additional or considerably different mitigation measures than those identified in the EIR. The effects of the Proposed Project are substantially the same as those reported for the certified EIR. The effects are within the scope of

the analysis contained in the FEIR. The Project does not create new significant impacts or substantially increase the severity of previously analyzed effects as compared to those identified in the FEIR, thus no Supplemental or Subsequent Environmental Review is required. Moreover, all previously adopted mitigation measures identified in the Mitigation Monitoring and Reporting Program (“MMRP”) remain applicable, and compliance with the MMRP is included as Condition of Approval No. 8.

(d) The custodian of records for the EIR and the certified EIR and PED, and all other materials that constitute the record of proceedings upon which the City Council’s action is based, is the Community Development Department of the City of Jurupa Valley. Those documents are available for public review in the Community Development Department at 8930 Limonite Avenue, Jurupa Valley, California 92509.

Section 6. Findings for Approval of Tentative Tract Map. In approving the Tentative Tract Map No. 39120 the Planning Commission of the City of Jurupa Valley finds and determines that:

(a) The proposed land division is consistent with applicable general and specific plans:

1) Under LUE 2.3 Infrastructure, the Proposed Project includes required improvements to circulation, water, sewer, and storm drain systems consistent with City and agency standards. All infrastructure will be constructed or extended by the developer to ensure adequate service capacity for the proposed development without adversely affecting existing residents or businesses.

2) Under LUE 10.9 Promote Unique Community Character, the Proposed Project contributes to the overall character of Vernola Ranch by implementing cohesive architectural themes, landscaping, and neighborhood design elements that reinforce the Specific Plan's intent to create a distinctive and high-quality residential environment.

(b) The design or improvement of the proposed land division is consistent with applicable general and specific plans because the subdivision layout, lot sizes, street configuration, and infrastructure improvements have been designed in accordance with the development standards and policies of the Jurupa Valley General Plan and the Vernola Ranch Specific Plan. The project provides residential lots consistent with the Medium High Density Residential (MHDR) designation, incorporates internal private streets and landscaped parkways that align with the Specific Plan’s circulation and design framework, and includes all necessary utilities and drainage facilities to serve the development in a manner compatible with surrounding residential areas.

(c) The site of the proposed land division is physically suitable for the type of development because the Proposed Project site is undeveloped and can physically accommodate the proposed single family residential lots. The Proposed Project site is also physically suitable for the type of development because the site is generally level, located within an urbanized area, and surrounded by compatible residential and open space uses.

(d) The site of the proposed land division is physically suitable for the proposed density of the development because the Proposed Project has a land use designation of MHDR which allows a density range of 5 to 8 dwelling units per acre. The Proposed Project proposes fifty-five (55) residential lots and six (6) lettered lots on 6.28 acres which is equivalent to approximately 7.79 dwelling units per acre which is within the density range allowed under the MHDR land use designation.

(e) The design of the proposed land division or proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project site is located within an urbanized area that has been previously disturbed and analyzed under the certified Final Environmental Impact Report (EIR) for the Vernola Ranch Specific Plan. No sensitive biological resources or habitats are present on the site, and all applicable mitigation measures adopted with the Specific Plan EIR remain in effect. The proposed subdivision and associated improvements are consistent with the previously analyzed development footprint and will not result in new or more severe environmental impacts pursuant to CEQA Guidelines Section 15162.

(f) The design of the proposed land division or the type of improvements is not likely to cause serious public health problems because the Project meets all the standards of Title 7 (Subdivision) of the Municipal Code to ensure the project design meets safety standards.

(g) The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division.

**Section 7. Approval of Master Application No. 25064 with Conditions.**

Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby approves Master Application No. 25064 comprised of Tentative Tract Map No. 39120 to subdivide 6.28 acres into fifty five (55) lots for single family detached homes and six (6) lettered lots generally located at a portion of assessor's parcel number 160-050-08, subject to the conditions of approval attached hereto as Exhibit "A", and find that no further environmental review is required, per the prepared Previous Environmental Determination attached as Exhibit "B".

**Section 8. Certification.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Jurupa Valley on this 14th day of January, 2026.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Joe Perez

Secretary of the Planning Commission

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE ) ss.

CITY OF JURUPA VALLEY )

I, Joe Perez, Secretary of the Planning Commission of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. PC-0004 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 14th day of January, 2026, by the following vote, to wit:

AYES: PLANNING COMMISSION MEMBERS:

NOES: PLANNING COMMISSION MEMBERS:

ABSENT: PLANNING COMMISSION MEMBERS:

ABSTAIN: PLANNING COMMISSION MEMBERS:

\_\_\_\_\_  
JOE PEREZ  
SECRETARY OF PLANNING COMMISSION

**ATTACHMENT NO. 1**

Exhibit A: Conditions of Approval

**MA25064 THE VERNOLA RANCH SPECIFIC PLAN PLANNING AREA 11  
CONDITIONS OF APPROVAL MA25064 (TTM39120)  
JANUARY 14, 2026**

**COMMUNITY DEVELOPMENT DEPARTMENT**

1. **PROJECT PERMITTED.** Master Application (MA) No. 25064, Tentative Tract Map No. 39120 (“TTM39120”). TTM39120 is a proposal to subdivide approximately 6.28 acres into 58 numbered lots and three lettered lots for streets and utility purposes within Planning Area 11 of the Vernola Ranch Specific Plan (“VRSP”); being a subdivision of Lot 7 of Tract Map No. 38504-1. Tentative Tract Map No. 39120, prepared by Proactive Engineering Consultant dated June 30, 2025, is hereby referenced.
2. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) as amended by these conditions of approval:
  - a. Tentative Tract Map No. 39120 (cover sheet dated: June 30, 2025)
  - b. Architectural Plan Set (cover sheet dated: October 1, 2025)
  - c. Conceptual Landscape Plan (coversheet dated: July 10, 2025, sheets 1-3)
3. **INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the “Indemnitor”), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the “Indemnitees”) from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney’s fees, arising out of either (i) the City’s approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act (“CEQA”), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an “Action”) within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City’s full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.
4. **CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Community Development Director or designee.
5. **FEES.** The approval of MA25064 (TTM39120) shall not become effective until all planning fees have been paid in full.

**MA25064 THE VERNOLA RANCH SPECIFIC PLAN PLANNING AREA 11**  
**CONDITIONS OF APPROVAL MA25064 (TTM39120)**  
**JANUARY 14, 2026**

6. **INCORPORATE CONDITIONS.** **Prior to the issuance of any building permit,** the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project's final approval.
7. **APPROVAL PERIOD.** An approved or conditionally approved tentative tract map shall expire 36 months after such approval unless within that period of time a final map has been approved and filed with the County Recorder. Prior to the expiration date, the land divider may apply in writing for an extension of time pursuant to Title 7 (Subdivisions), Section 7.15.230 of the JVMC.
8. **MITIGATION MEASURES.** This project shall be subject to, and comply with, all of the mitigation measures set forth in the Environmental Impact Report adopted in connection with the adoption of the project.
9. **GENERAL MAINTENANCE OF PROPERTY.** The project site shall be maintained and be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.
10. **LANDSCAPE MAINTENANCE.** All landscaped areas shall be maintained as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. Irrigation systems shall be maintained as approved on the final landscape and irrigation plans in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation system failures shall be repaired immediately. The canopy trees shall be maintained in a manner that they provide the required shade coverage and encourages the canopy to grow to provide shade. Avoid topping trees or pruning the trees in a manner that the trees do not achieve mature height and form.
11. **ENHANCED ELEVATIONS.** All building elevations facing a public street, or within public view, shall have enhanced architecture, such as additional materials and/or colors and variation in height. **Prior to the issuance of the first building permit,** the architectural plans that satisfy this condition shall be approved through a Site Development Permit by the Community Development Director.
12. **TREES IN STREETScape.** All trees in the parkway and setback abutting a street shall be a minimum of 36" box in size.
13. **PLANNING REVIEW OF GRADING PLANS.** **Prior to the issuance of any grading permit,** the aesthetic impact of slopes and grade differences where the project adjoins streets or other properties shall be approved by the Community Development Director.
14. **ON-SITE LANDSCAPING.** **Prior to the issuance of the first building permit** of the development project, a "Professional Services" (PROS) application shall be approved by the Community Development Director. The PROS application, with required fee, shall include the following items:
  - a. Final (construction set) on-site landscape and irrigation plans;
  - b. Completed City Agreement for Landscape improvements
  - c. City Faithful Performance Bond for Landscape improvements; performance bond shall be posted at 110% of the total cost approved estimate of landscaping, irrigation, labor, and one-year maintenance. The Community Development Director may consider a cash bond if appropriate.

**MA25064 THE VERNOLA RANCH SPECIFIC PLAN PLANNING AREA 11  
CONDITIONS OF APPROVAL MA25064 (TTM39120)  
JANUARY 14, 2026**

**Prior to the issuance of the first Certificate of Occupancy the following events shall be satisfied in the order listed:**

- d. **Substantial Conformance Letter:** The Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley Planning Division after the landscape architect has been deemed complete and the installation is in conformance to the approved plans.
  - e. **City Inspection:** The City landscape architect shall conduct an inspection of the installation to confirm the landscape and irrigation plan was constructed in accordance to the approved plans. Applicant shall pay any fees associate with the City inspection(s).
15. **GRAFFITI PROTECTION FOR WALLS.** Plans that include anti-graffiti coating or protection for the exterior side of all perimeter walls and exterior of building walls to half the height of the structure, or 12 feet, whichever is greater, shall be approved by the Community Development Director **prior to the issuance of any building permit.** The wall coating shall be completed **prior to the issuance of the first Certificate of Occupancy.** Graffiti shall be removed from the property within 24 hours of receiving notice from the City.
  16. **OUTDOOR LIGHTING.** All outdoor lighting fixtures shall be maintained in good condition. Light fixtures shall be shielded to prevent any light to flood onto adjacent properties. A photometric plan and exhibits of lighting fixtures shall be approved by the Community Development Director **prior to the issuance of any building permit.**
  17. **WALL AND FENCE PLAN.** A Wall & Fence plan, including elevations, colors, and materials, shall be approved by the Community Development Director **prior to the issuance of any building permit.**
  18. **JURUPA AREA RECREATION AND PARK DISTRICT (JARPD).** **Prior to the issuance of any building permit,** the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.
  19. **JARPD CFD.** **Prior to the issuance of any building permit,** the applicant shall annex into the existing Jurupa Area Recreation and Park District (JARPD) District-Wide Community Facilities District (CFD) or form a new Community Facilities District (CFD) to contribute to the cost of park maintenance.
  20. **IMPACT FEES.** The applicant shall the pay the following impact fees (unless exempt) in accordance to Title 3 of the Municipal Code:
    - a. **Development Impact Fee (DIF) Program.** The applicant shall pay any owed DIFs by the required deadline pursuant to Chapter 3.75 of the Jurupa Valley Municipal Code.
    - b. **Multiple Species Habitat Conservation Plan Mitigation (MSHCP) Fee.** The applicant shall pay any owed MSHCP fees by the required deadline pursuant to Chapter 3.80 of the Municipal Code.
    - c. **Transportation Uniform Mitigation Fee (TUMF) Program.** The applicant shall show proof of payment of TUMF fees by the required deadline pursuant to Chapter 3.70 of the Municipal Code.
    - d. **Road, Bridge Benefit District Fee (RBBD) Program.** The applicant shall show proof of payment of RBBD fees.

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21. **INCLUSIONARY HOUSING REQUIREMENT AND AFFORDABLE HOUSING IN-LIEU FEE.** The project is subject to Chapter 9.267, Inclusionary Housing Requirement and Affordable Housing In-Lieu Fee. All requirements must be satisfied in accordance with the deadlines adopted in the code.
- a. **PROS Application.** The applicant shall submit a Professional Services Agreement with required fee for the review of documents and agreements related to satisfying the Inclusionary Housing Requirement.
  - b. **Prior to the issuance of any building permit,** the following items shall be satisfied:
    - i. **Approval of an Inclusionary Housing Plan.** The Plan shall consist of all the required items stated in the Administrative Guidelines. The Plan shall be approved by the Community Development Director with an option to refer to City Council for approval.
    - ii. **Payment of an In-lieu fee (if applicable).** If the applicant chooses to satisfy the inclusionary housing unit requirements through payment of an in-lieu fee, it shall be paid prior to the issuance of any building permit.
    - iii. **Affordability Agreement Approval & Recordation (if applicable).** The Agreement shall be approved and recorded prior to the issuance of the building permit. If the project includes an approved tentative map, the Affordability Agreement must be approved and recorded with an approved final map.
  - c. **Prior to the issuance of any Certificate of Occupancy,** the implementation of the approved Inclusionary Housing Plan must be satisfied.
22. **OWNERSHIP AND MAINTENANCE OF COMMON AREA.** Covenants, Conditions, and Restrictions (CC&Rs) shall be approved by the Community Development Director and City Engineer **prior to recordation of the final map,** providing for maintenance of the property in perpetuity. The CC&Rs shall, at a minimum, include provisions such as the following items unless it is deemed unnecessary by the Community Development Director:
- a. Formation of a Permanent Organization for the ownership and maintenance of all common areas including, but not limited to, landscaping, parking areas, and circulation systems (areas) in perpetuity.
  - b. The CC&Rs shall identify the common areas for ownership and maintenance. The common areas shall include the following applicable items:
  - c. Access and Circulation Areas
  - d. Drainage Facilities
  - e. Landscaping and Irrigation
  - f. On-site Lighting Fixtures
  - g. Walls and Fences
  - h. Community signage
  - i. All on-site storm water and water quality management post-construction facilities and features (BMPs) shall require maintenance by the property owner(s). Regulations for operations and maintenance shall be clearly stated in the CC&Rs.

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- j. A cross-lot drainage easement/agreement shall be required among parcel(s).
- k. A reciprocal access easement shall be required among parcel(s).
- l. Other items the Community Development Director and City Engineer deem appropriate.

23. **SALE OF INDIVIDUAL BUILDINGS.** No structure constructed on Project site may be sold until the subject Project on which the structure is located is divided and a final map recorded in accordance with the City's subdivision regulations such that the structure is located on a separate legally divided parcel.

**ENGINEERING DEPARTMENT**

**1. GENERAL REQUIREMENTS (ENGINEERING)**

- 1.1. The use hereby conditioned is for Tentative Tract Map No. 39120 ("TTM39120"). TTM39120 is a proposal to subdivide approximately 6.28 acres into 58 numbered lots and three lettered lots for streets and utility purposes within Planning Area 11 of the Vernola Ranch Specific Plan ("VRSP"); being a subdivision of Lots 7 of Tract Map No. 38504-1. Tentative Tract Map No. 39120, prepared by Proactive Engineering Consultant dated June 30, 2025, is hereby referenced.
- 1.2. This project is part of a planned development, MA22153. Applicant shall reference all required public master improvements set forth in the Conditions of Approval for MA22153 (TTM38504).
- 1.3. The project shall comply with the State of California Subdivision Map Act, the City of Jurupa Valley Municipal Code, the provisions of the Development Agreement No. 22001 ("DA22001") and Vernola Ranch Specific Plan ("SP22001"), unless otherwise modified by the conditions listed herein.
- 1.4. The site is within RCFC&WCD Day Creek Master Drainage Plan ("MDP") and is adjacent to Line J of this MDP. The proposed development is part of one drainage area within the VRSP and shall discharge into a detention/water quality basins within the VRSP and will ultimately discharge into Line J of the MDP located along Pats Ranch Road.
- 1.5. An encroachment permit shall be required for any work within Riverside County Flood Control and Water Conservation District ("RCFC&WCD") right-of-way or involving RCFC&WCD facilities. The encroachment permit application shall be processed after the improvement plan is approved by the City of Jurupa Valley.
- 1.6. An encroachment permit shall be required for any work within Jurupa Community Service District ("JCSD") right-of-way or involving JCSD facilities. The encroachment permit application shall be processed after the improvement plan is approved by the City of Jurupa Valley.
- 1.7. All water (for potable, recycled water and fire protection purposes) and sanitary sewer facilities shall be designed and constructed in accordance with JCSD Master Plans, ordinances, resolutions, and/or latest JCSD standards specifications. The Applicant shall consult with JCSD regarding materials, design, regulatory permitting, and transfer of right-of-way.

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- 1.8. All required mitigations for any shall be satisfied in accordance with the Environmental Mitigation & Monitoring Reporting Program.
- 1.9. The conditions hereon will be valid and in effect only after Tract Map No. 38504-1 has been recorded.

**2. PRIOR TO GRADING PERMIT (ENGINEERING)**

- 2.1. In compliance with Jurupa Valley Municipal Code, Chapter 8.70, no grading permit shall be issued until the Tentative Tract Map (TTM) and all other pertinent Planning permits are approved and are in effect.
- 2.2. A grading permit shall be required. All grading shall conform to the California Building Code, as adopted by the City of Jurupa Valley, the City's Municipal Code Title 8, Riverside County Ordinance 787 Section 7701, the Specific Plan, and all other relevant laws, rules, and regulations governing grading in the City of Jurupa Valley and State of California. Grading shall be performed in accordance with the recommendations of the approved project-specific geotechnical report, Updated Geotechnical and Infiltration Evaluation for Vernola Ranch, and grading plan.
- 2.3. A master Water Quality Management Plan (WQMP") was prepared for the entire VRSP area by Proactive Engineering Consultants, Inc. and is currently in review under GP24-026. Project shall be consistent with the Master WQMP or shall submit a revised WQMP if there are any deviations from the approved report.
- 2.4. A preliminary drainage report was previously prepared for the entire VRSP area. A final drainage report to support Tract No. 38504 Improvements prepared by Proactive Engineering Consultants, Inc. and dated June 30, 2025, was provided for planning purposes and shall be submitted for review and approval. Project shall be consistent with the master drainage report or shall submit a revised report if there are any deviations from the approved report.
- 2.5. The 10-year storm flow shall be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria are exceeded, additional drainage facilities shall be installed.
- 2.6. A preliminary geotechnical evaluation was previously prepared for the entire VRSP area. A final geotechnical and infiltration report prepared by Geotek, Inc. and dated June 4, 2025, was provided for planning purposes and shall be submitted for review and approval.
- 2.7. The Applicant shall submit a precise grading plan in conformance with the approved Vernola Ranch – TR 38947 Rough Grading Plan (GP24-026) for review and approval of the City Engineer. Securities, in the form of a cash deposit (preferable), bond, or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project and the implementation and maintenance of erosion control measures.
  - 2.7.1. The grading plan shall be prepared under the supervision of a civil engineer licensed in the state of California (Project Civil Engineer) and he/she must sign the plan. The printed name and contact information of the Project Civil Engineer shall be included on the face of the grading plan. The grading plan shall be approved by the City Engineer.

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- 2.7.2. The grading plan shall provide for acceptance and proper disposal of all offsite drainage flowing onto or through the site. Should the quantities of flow exceed the capacity of the conveyance facility, the Applicant shall provide adequate drainage facilities and/or appropriate easement(s), if necessary, as approved by the City Engineer.
- 2.7.3. The grading plan shall provide for protection of downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by constructing interim drainage facilities, if necessary, as approved by the City Engineer.
- 2.7.4. Temporary erosion control measures shall be implemented immediately following grading to prevent transport and deposition of earthen materials onto downstream/downwind properties, public rights-of-way, or other drainage facilities. Erosion Control Plans showing these measures shall be submitted along with the grading plan for approval by the City Engineer.
- 2.8. Lots where any retaining walls and/or free-standing walls are proposed will require separate permits.
- 2.9. A hauling permit shall be required for the import/export of more than five hundred (500) cubic yards of earth material using City streets. The import/export location and the haul route shall be reviewed and approved by the Engineering Department. If the import/export location is outside of City limits, the Applicant shall provide evidence that the jurisdictional agency has provided all necessary approvals for import/export to/from the site.
- 2.10. Any required post-construction water quality surface features and facilities such as basins and bio-swales shall be designed and installed per approved master WQMP and approved by the Engineering Inspector.
- 2.11. All improvements plans required for this project and contained herein shall be submitted and substantially complete to the satisfaction of the City Engineer.

**3. PRIOR TO TRACT MAP RECORDATION (ENGINEERING)**

- 3.1. No Final Tract Map shall be recorded until all other related Planning cases are approved, unless otherwise approved by the City Engineer.
- 3.2. After approval of the tentative map and prior to the expiration of said map, the Applicant shall cause the real property included within the tentative map exhibit, or any part thereof, to be surveyed; and a Final Tract Map thereof shall be submitted for approval in accordance to the City Engineer's requirements, conditions of tentative map approval, the Specific Plan, and in accordance with the provisions of the Development Agreement, City of Jurupa Valley Municipal Code Chapter 7.20, and the Subdivision Map Act. All processing shall be through the City of Jurupa Valley.
- 3.3. After recordation, a digital (PDF) copy of the recorded map shall be submitted to the City.
- 3.4. It is expected that the tentative map exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses, and that the omission or unacceptability may require that the Applicant amend or revise the tentative map as may be necessary to allow a finding on the final map of substantial conformance.

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- 3.5. Prior to map approval, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer and shall be shown on the Final Map in accordance with these conditions of approval and Title 7 of the Municipal Code.
- 3.6. Internal public streets to the subdivisions identified as Lone Star Ranch Drive (Lot Q), Starlight Ranch Road (Lot R), and Desert Bloom Ranch Road (Lot S) shall be Local Streets and shall be dedicated with a 56-ft ultimate right-of-way on the Final Tract Map.
- 3.7. Corner cut-backs shall be dedicated per Riverside County Road Standards Plan No. 805.
- 3.8. All public improvements plans shall be approved by the City Engineer in order to execute the Subdivision Improvement Agreement.
- 3.9. The Applicant shall submit improvement plans for the following improvements and any improvements necessary to serve the development including, but not limited to, street improvements, signing and striping, streetlights, landscape and irrigation system, storm drain, water system, and sanitary sewer system. All improvements plans shall be processed through the City for approval of the City Engineer.
  - 3.9.1. Prairie Ranch Lane, also known as Street "G", along project frontage shall be constructed in conformance with the MA22153 Conditions of Approval.
  - 3.9.2. Arroyo Canyon Drive, also known as Street "D", along project frontage shall be constructed in conformance with the MA22153 Conditions of Approval.
  - 3.9.3. Lone Star Ranch Drive shall be constructed as a Local Street, which consists of a 36-ft paved section within a 56-ft full-width right-way. The parkways shall include 5-ft sidewalk, 5-ft landscaped parkway, streetlights, driveway approaches, curb and gutter.
  - 3.9.4. Starlight Ranch Road shall be constructed as a Local Street, which consists of a 36-ft paved section within a 56-ft full-width right-way. The parkways shall include 5-ft sidewalk, 5-ft landscaped parkway, streetlights, driveway approaches, curb and gutter.
  - 3.9.5. Desert Bloom Ranch Road shall be constructed as a Local Street, which consists of a 36-ft paved section within a 56-ft full-width right-way. The parkways shall include 5-ft sidewalk, 5-ft landscaped parkway, streetlights, driveway approaches, curb and gutter.
  - 3.9.6. Drainage facilities such as storm drain lines and catch basins shall be constructed and shall tie into the storm drain network that will ultimately discharge to Detention/Water Quality Basin No. D, as identified in the VRSP Specific Plan.
  - 3.9.7. Proposed 8" sewer and 8" water main lines shall be constructed and tie into the sewer and water network as approved by Jurupa Community Services District ("JCSD").
- 3.10. All plans shall be prepared in accordance with the Riverside County Transportation Department "Improvement Plan Check Policies and Guidelines" as adopted by the City Engineer.

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- 3.10.1. Separate street improvement plans shall be submitted for review and approval of the City Engineer. Street improvements shall include, but not limited to, pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, driveway approaches, curb ramps, under sidewalk drains, medians, and pavement tapers/transitions as appropriate.
- 3.10.2. Signing and striping plans may be shown on the street improvement plans and shall be prepared to extend to join existing, as approved by the City Engineer. The
- 3.10.3. Separate streetlight plans shall be prepared in accordance with the City's Municipal Code and Riverside County Ordinance 460. Streetlights shall be provided in all public streets within the project area in conformance with Riverside County Standard Plan No. 1000.
- 3.10.4. Separate plans for landscaping and irrigation within the public right-of-way and water quality BMPs shall be submitted for review and approval of the City Engineer. The improvements shall comply with Riverside County Ordinance 461, as adopted by the City, "Comprehensive Landscaping Guidelines and Standards", and Riverside County Ordinance 859, as adopted by the City. Adequate sight distance shall be provided per Riverside County Standard Plan No. 821.
- 3.10.5. Separate storm drain plans be submitted for review and approval of the City Engineer.
- 3.10.6. Separate sewer and water system plans shall be submitted for review approval of the City Engineer and JCSD. Water improvement plans showing location of fire hydrants shall be approved by the Fire Department. Necessary easements for sewer and water systems on-site, as determined by JCSD, shall be shown on the Final Tract Map "to be dedicated by separate instrument".
- 3.11. Prior to the approval of improvement plans and issuance of an encroachment permit, a temporary traffic control plan shall be submitted for review and approval of the City Engineer.
- 3.12. The project is within an existing community facility district (CFD) for the maintenance and operation of traffic signals, open space, landscaping and irrigation systems, BMPs features and facilities, trails, lighting, entry monuments, graffiti abatement and other improvements in the public right-of-way along Pats Ranch Road, as approved by the City Engineer.
- 3.13. The project shall annex into an existing community facility district (CFD) for public safety services.
- 3.14. A maintenance agreement shall be recorded for the maintenance of the landscaping and irrigation systems of the parkway in the public right-of-way.

**4. PRIOR TO ISSUANCE OF BUILDING PERMIT (ENGINEERING)**

- 4.1. All grading in accordance with the approved plan, the City of Jurupa Valley Municipal Code Chapter 8.70, and all other applicable requirements, shall be completed to the satisfaction of the City Engineer.
- 4.2. The Project geotechnical/soils engineer shall provide a Final Grading Certification, certifying to the completion of the grading in conformance with the approved grading plans, the recommendation of the Geotechnical/Soils report approved for this project and the California Building Code.

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- 4.3. A licensed land surveyor or civil engineer shall certify the completion of grading in conformance with the lines and grades shown on the approved grading plans.
- 4.4. The Project Civil Engineer shall provide Record ("As-built") Drawings of grading plan.
- 4.5. Offsite required post-construction water quality Best Management Practices (BMPs) facilities and features shall be constructed.
- 4.6. All utility extensions required shall be placed underground unless otherwise specified or allowed by these conditions of approval.
  - 4.6.1. Utility extensions from the mainline or other points of connection within the public right-of-way require that the Applicant obtain an Encroachment Permit from the Engineering Department. The City shall make a final inspection of work to verify that any impacts that the work might have had to other City owned infrastructure is restored or repaired to the satisfaction of the City Engineer.
- 4.7. The subdivision is within Zone E of the Riverside County Mira Loma Road and Bridge Benefit District and shall pay applicable road improvement fees prior to building permit issuance.
- 4.8. Prior to issuance of a building permit, a project-specific infrastructure plan identifying the necessary public infrastructure to support and provide access to project site shall be submitted for review and approval by the City Engineer.

**5. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (ENGINEERING)**

- 5.1. Prior to the first occupancy, all improvements and offsite improvements necessary to serve the development shall be completed and accepted by the City.
- 5.2. Prior to the first occupancy, Applicant shall ensure that all streetlights within the public right of way are energized.
- 5.3. Prior to the first certificate of occupancy, Applicant shall obtain acceptance of applicable water and sewer improvements by JCSD. Written proof shall be provided to the Engineering Department.
- 5.4. The Applicant shall comply with the provisions of Riverside County Ordinance No. 659 (Development Impact Fees, DIF), as adopted by the City, or later ordinance adopted by the City, which requires the payment of the appropriate fee set forth in the Ordinance in accordance with the fee schedule in effect at the time of the final inspection.
- 5.5. The Applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of the final inspection.
- 5.6. The Applicant shall pay the RCFC&WCD Area Drainage Plan (ADP) fees for the Day Creek drainage area in the amount of \$9,262 per acre. A receipt copy of the paid fees must be provided to the City.
- 5.7. Prior to issuance of a building permit for a single-family dwelling unit, a 208/240-volt branch circuit (40 amperes minimum) shall be installed in the garage of each single-family dwelling unit.
- 5.8. The Applicant shall install four new bus shelters or provide equivalent funding to the City of Jurupa Valley prior to the occupancy of Phase 2, as identified in the Specific Plan.

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A traffic study, titled *Vernola Ranch Specific Plan Traffic Impact Analysis* and dated March 2023, was prepared by Webb Associates. Project shall make fair share contributions, as applicable, and complete improvements in conformance with the study's findings.

**The Applicant hereby agrees that these Conditions of Approval are valid and lawful and binding on the Applicant, and its successors and assigns, and agrees to the Conditions of Approval.**

Applicant's name (Print Form): \_\_\_\_\_

Applicant's name (Signature): \_\_\_\_\_

Date: \_\_\_\_\_

**ATTACHMENT NO. 1**

Exhibit B: Previous Environmental Document

# Previous Environmental Document

**MA25064  
for  
Tentative Tract Map No. 39120  
Consistency with Approved Vernola Ranch Specific Plan**



## Lead Agency

City of Jurupa Valley  
8390 Limonite Avenue  
Jurupa Valley, CA 92509  
Contact: Rob Gonzalez, Principal Planner  
(951) 332-6464  
[rgonzalez@jurupavalley.org](mailto:rgonzalez@jurupavalley.org)

## Project Proponent:

Anthony P. Vernola Trust  
PO Box 1295  
Corona, CA. 92878  
**October 8 , 2025**

## 1.0 DETERMINATION

Based on the evaluation in this document, I find that no substantial changes are proposed in the Project and there are no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous Environmental Impact Report (EIR) due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the Project is "within the scope" of the previously adopted CEQA document. According to PRC §21166 and CEQA Guidelines §15162, CEQA does not require the preparation of any further environmental review.



City of Jurupa Valley

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**Signature**

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**Lead Agency**

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Joe Perez, Community Development Director

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October 8, 2025

**Printed Name/Title**

**Date**

## 2.0 PREVIOUS ENVIRONMENTAL DOCUMENT REVIEW (PED)

Once an environmental impact determination under the California Environmental Quality Act (CEQA) has been approved or certified for a project, no further action is required unless further discretionary approval for that project is required. CEQA Guidelines §15162 *Subsequent EIRs and Negative Declarations*, allows a previously adopted EIR or MND to be used as the environmental assessment for a project requiring further discretionary approval if it is determined that the Project currently under review does not propose substantial changes to the previously adopted or certified CEQA documentation that would:

- 1) Create one or more new significant impacts.
- 2) Create impacts that are more severe.
- 3) Require major revisions to the CEQA document.

This PED has been prepared to determine if the request for Tentative Tract Map (TTM) 39120 which includes the development of 55 lots for single family detached residential units is within the scope of the analysis contained in the *Final Environmental Impact Report (EIR), Master Application 22153, General Plan Amendment 22003 and 21009, Specific Plan Amendment No. 266A5, Change of Zone 22002, Vernola Ranch Specific Plan 22001, Tentative Tract Map 38504, and Development Agreement 22001, with the EIR being Certified by the City Council on December*

21, 2023 by Resolution No. 2023-106, and adopting Resolution 2023-108 to approve GPA 22003 and 21009, and adopting Resolution 23-107 adopting SP 22001, SPA 266A5, and TTM 38504, and adopting Resolution 2024-05 approving DA 22001, and the approval of CZ 22001 to ensure that by approval of TTM 39120 for the development of 55 lots for single family detached residential units, the Project does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously.

The previously certified Final EIR is on file with the City of Jurupa Valley Community Development Department, 8930 Limonite Avenue, Jurupa Valley, CA 92509, and is hereby incorporated by reference according to CEQA Guidelines Section 15150.

### 3.0 PROJECT DESCRIPTION

The Vernola Ranch Specific Plan (hereafter “SP Area”) proposed 1,576 residential dwelling units (single-family, multi-family, townhomes, and other housing types), recreational areas, a network for trails & parks, internal street network, open space, landscaping and street improvements, and included an overlay for a potential school site located in the northeast portion of the SP Area.

The approved Tentative Tract Map (TTM) 38504 was proposed to subdivide the 200.7-acre Project site and create Planning Areas and phasing. Which will include 36 acres south of the SP Area. As shown in Figure 3-16, *Tentative Tract Map (1 of 2)* and Figure 3-17, *Tentative Tract Map (2 of 2)*. The Assessor’s Parcel Numbers (APNs) for the Project site are: 160-050-005, 160-050-012, 160-050-023, 160-050-063, 160-050-070, 160-050-067, 160-050-068, 160-050-072, 160-050-073, and 160-050-074 with the 36-acres south of the SP Area including APNs 160-050-005, -012, -073, and -074.

This request to amend TTM 39120 into the development of 55 lots for single family detached residential units is consistent with the approved Vernola Ranch Specific Plan and underlying TTM 38504, and associated phasing plan. The request does not propose changes in the SPA boundaries, change the number of buildings or units approved, or propose any changes to infrastructure or utilities that are different than the previously approved Vernola Ranch Specific Plan.

### 4.0 ANALYSIS

#### Previously Identified Environmental Impacts

The certified EIR determined that development accommodated by the previously approved Specific Plan including the TTM would result in **no impacts or less than significant** environmental impacts under the following issue areas: Aesthetics, Energy, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, and Utility and Service Systems.

The certified EIR determined that the development accommodated by the previously approved Specific Plan including the TTM would result in **potentially significant impacts** to Biological Resources, Cultural Resources (archaeological resources), Geology and Soils (sub-surface paleontological resources), Hazards and Hazardous Materials, and Tribal Cultural Resources. Required mitigation measures for each issue area impact(s) were determined to be **less than significant with mitigation incorporated**.

The certified EIR determined that the development accommodated by the previously approved Specific Plan including the TTM would result in **potentially significant impacts**: Air Quality, Greenhouse Gas Emissions, and Transportation. With implementation of required mitigation measures available impact(s) were determined remain **significant and unavoidable**.

The certified EIR determined that the development accommodated by the previously approved Specific Plan including the TTM would result in **potentially significant impacts**: Agriculture and Forestry Resources. There were no feasible mitigation measures available for Agriculture and Forestry Resources and impact(s) were determined to be **significant and unavoidable**.

### Current Environmental Impacts

When the Specific Plan and TTM were approved in 2024, the Project was occupied by the Vernola Ranch with an active corn field and associated structures. The site was disturbed/developed with farming support structures and storage/staging facilities on the northern portion of the Project site. There were two residences and two modular homes on the Project site that were used for offices and storage facilities.

The physical setting for the Project has not significantly changed since the certification of the EIR and adoption of the Specific Plan and TTM on December 21, 2023. The Project site remains occupied by the Vernola Ranch. The site currently remains disturbed/developed with farming support structures and storage/staging facilities on the northern portion of the Project site, and none of the surrounding land uses have changed since then. In addition, there have been no new development in the immediate Project area that would affect the physical environment surrounding the Project site. Mass grading operations are in process on the Project site and, the environmental impacts identified in 2023 remain the same as indicated in the aerial photographs from 2022 and 2025 in Exhibits 4.0-1 and 4.0-2.

**Exhibit 4.0-1 Aerial Photograph June 2023**



Source Google Earth Pro

**Exhibit 4.0-2 Aerial Photograph October 2025**



Source Google Earth Pro

**Applicability of the 2023 Certified Final EIR**

This request to amend TTM 39120 into the development of 55 lots for single family detached residential units is consistent with the approved Vernola Ranch Specific Plan and underlying TTM 38504, and associated phasing plan. The request does not propose changes in the SPA boundaries, change the number of buildings, or units approved, or propose any changes to infrastructure or utilities that are different than the previously approved Vernola Ranch Specific Plan and analyzed in the certified EIR. The Mitigation and Monitoring Program adopted on December 21, 2023, remains in full force and applies to the Project.

The Community Development Department, through Interagency Development Review Process, has determined that there are no new or substantially different issues raised by the Project, including, but not limited to, ability to serve with utilities (line extensions, etc.), access problems (fire trucks, emergency access, traffic safety), drainage, water quality, grading, or requirements to dedicate and improve public facilities or roads, that would result in physical impacts to the environment.

If approved, the Project will incorporate the following as required by the adopted Mitigation Monitoring and Reporting Program (MMRP) adopted with the IS/MND:

- **Plans, Policies, or Programs** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project-based on federal, state, or local law currently in place, which effectively reduce environmental impacts.
- **Mitigation Measures (MM)** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts; mitigation measures are proposed in accordance with the provisions of CEQA. The MMs are summarized below.

**Table 1. Summary of Impacts and Mitigation Measures**

Environmental Topic/Threshold	Mitigation Measures (MM) Required to Reduce Impact	Level of Significance
<b>Air Quality</b>		
<p><b>4.3 (a):</b> Would the Project conflict with or obstruct implementation of the applicable air quality plan?</p>	<p><b><i>MM 4.3-1 Minimize Construction Emissions.</i></b> Prior to the issuance of grading permits, the City Engineer shall confirm that the Grading Plan, Building Plans and Specifications require all construction contractors to incorporate the following measures to minimize construction emissions.</p> <ol style="list-style-type: none"> <li>1. All off-road diesel-powered construction equipment greater than 50 horsepower meets California Air Resources Board Tier 4 Final off-road emissions standards or incorporate CARB Level 3 Verified Diesel Emission Control Strategy (VDECS). Requirements for Tier 4 Final equipment and the option for Level 3 VDECS shall be included in applicable bid documents</li> </ol>	<p><b>Significant and Unavoidable</b></p>

	<p>and successful contractor(s) must demonstrate the ability to supply such equipment. A copy of each unit's Best Available Control Technology (BACT) documentation (certified tier specification or model year specification), and CARB or South Coast AQMD operating permit (if applicable) shall be provided to the City at the time of mobilization of each applicable unit of equipment. This equipment shall be used when commercial models that meet the construction needs of the proposed Project are commercially available from local suppliers/vendors. The determination of commercial availability of such equipment shall be made by the City, based on applicant-provided evidence from expert sources, such as construction contractors in the region.</p> <ol style="list-style-type: none"><li>2. The maximum daily disturbance area (actively graded area) shall not exceed 4 acres per day.</li><li>3. Construction equipment shall be properly maintained according to manufacturer specifications.</li><li>4. All diesel-powered construction equipment, delivery vehicles, and delivery trucks shall be turned off when not in use. On-site idling shall be limited to three minutes in any one hour.</li><li>5. Construction on-road haul trucks shall be model year 2010 or newer if diesel-fueled.</li><li>6. Information on ridesharing programs shall be made available to construction employees.</li><li>7. During construction. Lunch options shall be provided onsite.</li><li>8. A publicly visible sign shall be posted at the primary construction entrance with the telephone number and person to contact regarding dust complaints per SCAQMD Standards.</li><li>9. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet-powered vacuum street sweepers at least once per day. The use of dry power sweeping shall be prohibited.</li><li>10. All vehicle speeds on unpaved roads, driveways, or driving surfaces shall be limited to 15 mph.</li><li>11. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.</li><li>12. Building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.</li><li>13. A publicly visible sign shall be posted with the telephone number and the name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The phone number of the South Coast AQMD shall also be visible to ensure compliance.</li></ol>	
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	<p><b>MM 4.3-2:</b> The City Public Works and Engineering Department shall verify before issuance of all residential building permits that where appliances are installed by residential project developers, Energy Star-rated appliances (or other equivalent technology) for clothes washers, dish washers, refrigerators, and ceiling fans shall be installed in the residences.</p> <p><b>MM 4.3-3:</b> The City Building and Safety Department shall verify before issuance of all residential and non- residential building permits that all in-unit fixtures installed in residential and nonresidential buildings will be high efficacy. High efficacy lighting includes compact fluorescent lamps (CFLs), light emitting diodes (LED), and other light bulbs that provide an energy efficiency of at least 40 lumens/watt for 15 watt or less fixtures, 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures 40watts.</p> <p><b>MM 4.3-4:</b> Upon a residential dwelling unit being sold, offered for sale or rented, the Project Applicant or its designee shall notify and offer to the prospective buyer or tenant, as soon as it may be done, disclosure materials describing available public transit, ridesharing and non-motorized commuting opportunities available in the vicinity of the Project. Such information shall be transmitted no later than the close of escrow or finalization of a rental contract. A draft of this disclosure shall be submitted to the City of Jurupa Valley Planning Department for review prior to the issuance of the first certificate of occupancy.</p> <p><b>MM 4.3-5:</b> The Project developers shall install broadband infrastructure or other communication technologies that encourage telecommuting and working from home, which reduces mobile source emissions. The applicant shall submit documentation to the City Building and Safety Department prior to occupancy.</p> <p><b>MM 4.3-6:</b> The Project developers shall offer electrical outlets on patios, which reduces area source emissions. The City Planning Department shall verify architectural plans for implementing tract maps include such requirements before implementing project approval.</p>	
<p><b>4.3 (b):</b> Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?</p>	<p><b><u>MMs 4.3-1 through MM 4.3-6 apply.</u></b></p>	<p>Less than significant</p>
<p><b>4.3 (c):</b> Would the Project expose sensitive receptors to substantial pollutant concentrations</p>	<p><b><u>MM 4.3-1 applies.</u></b></p>	<p>Less than significant</p>

<b>Biological Resources</b>	
<p><b>4.4 (a):</b> Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	<p><b><u>MM-4.4-1: Pre-Construction Burrowing Owl Survey.</u></b> To avoid Project-related impacts to burrowing owls potentially occurring on or in the vicinity of the Project site, a pre- construction presence/absence survey for burrowing owl within the Impact Site (and 500- foot survey buffer) where suitable habitat is present in accordance with the March 2006 Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area shall be conducted by a qualified biologist within 30 days prior to the commencement of ground disturbing activities including vegetation clearing, grubbing, tree removal, or site watering. In addition, a preconstruction survey for burrowing owl shall be conducted within 3 days prior to initiation of Project activities and reported to California Department of Fish and Wildlife (CDFW). Additionally, if ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey shall again be necessary to minimize the possibility burrowing owl have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above shall be necessary.</p> <p>If no burrowing owls are observed during the survey, site preparation and construction activities may begin. If active burrowing owl burrows are detected during the breeding season within the survey area, then avoidance or minimization measures shall be undertaken in consultation with the City of Jurupa Valley, CDFW and US Fish and Wildlife Service (USFWS). CDFW shall be sent written notification within 48 hours of detection of burrowing owls. If active nests are identified on an implementing project site during the pre-construction survey, the Project applicant shall not commence activities until no sign is present that the burrows are being used by adult or juvenile owls or following CDFW approval of a Burrowing Owl Plan as described below. If owl presence is difficult to determine, a qualified biologist shall monitor the burrows with motion- activated trail cameras for at least 24 hours to evaluate burrow occupancy. The onsite qualified biologist will verify the nesting effort has finished according to methods identified in the Burrowing Owl Plan.</p> <p>The qualified biologist and Project Applicant shall coordinate with the City, CDFW, and USFWS to develop a Burrowing Owl Plan to be approved by the City, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to house the owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers,</p>

	<p>location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The City will implement the Burrowing Owl Plan following CDFW and USFWS review and approval.</p> <p>If active burrowing owl burrows are detected outside the breeding season or during the breeding season and it is determined nesting activities have not begun (or are complete), then passive and/or active relocation may be approved following consultation with the City of Jurupa Valley and CDFW. Within Impact Site(s) during Project implementation and construction, the Project applicant shall notify CDFW immediately in writing within 48 hours of detection. A Burrowing Owl Plan shall be submitted to CDFW for review and approval within two weeks of detection and no Project activity will continue within 1000 feet of the burrowing owls until CDFW approves the Burrowing Owl Plan. The Project Applicant shall be responsible for implementing appropriate avoidance and mitigation measures, including burrow avoidance, passive or active relocation, or other appropriate mitigation measures as identified in the Burrowing Owl Plan.</p> <p>A final report shall be prepared by a qualified biologist documenting the results of the burrowing owl surveys and detailing avoidance, minimization, and mitigation measures. The final report will be submitted to the City and CDFW within 30 days of completion of the survey and burrowing monitoring for mitigation monitoring compliance record keeping.</p>	
<p><b>4.4 (d):</b> Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<p><b><u>MM-BIO-2: Migratory / Nesting Bird Survey and Protection:</u></b> To maintain compliance with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513, site preparation activities (such as ground disturbance, construction activities, and/or removal of trees and vegetation) should be conducted, to the greatest extent possible, outside of the nesting season. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, vegetation grubbing, and grading.</p> <p>The survey area will include the project impact footprint and a 500-foot buffer where legal access is granted around the disturbance footprint.</p> <p>Within 72 hours of the nesting bird survey, all areas surveyed by the biologist will be cleared by the Contractor or a supplemental nesting bird survey is required. The survey results shall be provided to the City’s Community Development Department. The Project Applicant shall adhere to the following:</p> <ul style="list-style-type: none"> <li>a) Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques,</li> </ul>	<p>Less than significant</p>

	<p>recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.</p> <p>b) Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.</p> <p>If no nesting birds are observed during the survey, site preparation and construction activities may begin. If active nests or nesting birds (including nesting raptors) are identified during the nesting bird survey, avoidance buffers shall be implemented as determined by a qualified biologist and approved by the City of Jurupa Valley, based on their best professional judgement and experience. The buffer areas shall be avoided until the Project biologist determines the young have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird by accounting for topography, ambient conditions, species, nest location, and activity type. All nests shall be monitored as determined by the qualified biologist until nestlings have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The Designated Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. The qualified biologist shall halt all construction activities within proximity to an active nest if it is determined that the activities are harassing the nest and may result in nest abandonment or take. The qualified biologist shall also have the authority to require implementation of avoidance measures related to noise, vibration, or light pollution if indirect impacts are resulting in harassment of the nest. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.</p>	
<p><b>4.4 (f):</b> Conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local,</p>	<p><u><i>MM-4.4-1 applies.</i></u></p>	<p>Less than significant</p>

regional, or state habitat conservation plan.		
<b>Cultural Resources</b>		
<b>4.5(b)</b> Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<b><u>MM-4.5-1: On-Call Archaeologist.</u></b> Prior to issuance of grading permits the Permit Applicant shall provide evidence to the City of Jurupa Valley Planning Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resources Consultant List maintained by the County of Riverside Planning Department, has been has been contracted to be on-call to evaluate any sub-surface archaeological materials to determine their significance under CEQA, and to coordinate this process with the consulting Native American tribe per Mitigation Measures MMs 4.17-1 to 4.17-3.	Less than significant.
<b>Geology and Soils</b>		
<b>4.7 (f):</b> Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<b><u>MM-4.7-1:</u></b> Prior to the issuance of any permits allowing ground-disturbing activities, the Project Applicant shall retain a qualified paleontologist or paleontological monitor. The qualified paleontologist shall monitor mass grading and excavation activities in areas identified as likely to contain paleontological resources. Full-time monitoring of grading or excavation activities shall be performed starting from the surface in undisturbed areas of Pleistocene very old alluvial fan deposits within the Project boundary, as mapped by Morton and Gray (2002; Qvoaa on Figure 3). Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.  <b><u>MM-4.7-2:</u></b> Prior to the issuance of any permits allowing ground-disturbing activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, the Project Applicant/Developer shall submit a Paleontological Resources Impact Mitigation Program (PRIMP) for this project. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist within the project site, procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a final report at the conclusion of grading pursuant to the recommendations provided in Paleontological Assessment prepared by BFSa on March 27, 2023 (Technical Appendix H to this EIR) and the criteria identified below.	Less than significant.

	<p>Excavation and grading activities in deposits with high paleontological sensitivity (as identified in MM 4.7-1) shall be monitored by a paleontological monitor following the PRIMP. The performance standards set forth in the PRIMP shall include:</p> <ol style="list-style-type: none"> <li>14. If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to halt construction activities and temporarily redirect work at least 50 feet away from the area of the find in order to assess its significance.</li> <li>15. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist shall be contacted to assess the find for significance and adjust the level of monitoring if needed.</li> <li>16. Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collection of a scientific institution.</li> <li>17. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the Western Science Center Museum, 2345 Searl Parkway, Hemet, California 92543). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities.</li> <li>18. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location.</li> </ol>	
<b>Greenhouse Gas Emissions</b>		
<p><b>4.8 (a):</b> Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p>	<p><b><u>MM-4.8-1:</u></b> Prior to issuance of certificates of occupancy for the last phase of development, the Project Applicant shall install four new bus shelters.</p> <p><b><u>MM-4.8-2:</u></b> Prior to issuance of certificates of occupancy permits, the City shall verify that the following electric vehicle charging infrastructure has been installed:</p> <ol style="list-style-type: none"> <li>19. Single Family Home/Condo/Townhouse with attached garage: For each dwelling unit, a dedicated 208/240-volt branch circuit (40 amperes min) shall be installed in the garage.</li> <li>20. Multi-Family Housing: Provide EV charging capabilities in at least 40% of homes, including 5% installed, 15% ready (breakers and wires installed), and 25% future capability w/ conduit/breaker space.</li> </ol>	<p><b>Significant and Unavoidable.</b></p>

	MMs 4.3-2 through 4.3-6 apply.	
<b>4.8 (b):</b> Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	MMs 4.3-2 through 4.3-6, MM 4.8-1, and MM 4.8-2 apply.	Significant and Unavoidable.
<b>Hazards and Hazardous Materials</b>		
<b>4.9 (a):</b> Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<b>MM-4.9-1:</b> During demolition activities soil shall be removed around boring locations S-7 and S-11 as reported in the Environmental Services report dated September 11, 2023 (Technical Appendix I4). Soils shall be removed a minimum of 6-inches deep and a horizontal extent of 5-feet in equal distance from the boring locations. Following removal, additional soil testing shall be performed for Total Petroleum Hydrocarbon (TPH) (EPA Test Method 8015B) to ensure that remaining soils are not above the EPA Regional Screening Levels for residential soil. The removal of these soils and analysis providing evidence that remaining soils are not above EPA RSL for residential soil shall be documented and submitted to the RCDEH-ECP, prior to issuance of a grading permit.	Less than significant.
<b>4.9 (b):</b> Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	MM 4.9-1 applies.	Less than significant.
<b>4.9 (c):</b> Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No mitigation is required	No impact
<b>4.9 (d):</b> Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	No mitigation is required	Less than significant impact
<b>4.9 (e):</b> For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use	No mitigation is required	No impact

<p>airport, would the Project result in a safety hazard or excessive noise for people residing or working in the project area?</p>		
<b>Transportation</b>		
<p><b>4.17 (b)</b> Would the Project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?</p>	<p>MMs 4.8-1 and 4.8-2 apply.</p>	<p>Significant and Unavoidable.</p>
<b>Tribal Cultural Resources</b>		
<p><b>4.18 (a):</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <ol style="list-style-type: none"> <li>1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</li> <li>2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the</li> </ol>	<p><u><b>MM-4.17-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.</b></u></p> <ol style="list-style-type: none"> <li>1. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</li> <li>2. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</li> <li>3. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground- disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.</li> <li>4. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or</li> </ol>	<p>Less than significant</p>

<p>resource to a Californian Native American tribe?</p>	<p>in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.</p> <p><b><u>MM-4.17-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial).</u></b></p> <p>Upon discovery of any TCRs, that the Kizh, in conjunction with the Project Archaeologist retained by the Project Proponent, determine is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), shall have the authority to halt ,all construction activities in the immediate vicinity of the discovery (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe’s sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.</p> <p><b><u>MM-4.17-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.</u></b></p> <ol style="list-style-type: none"> <li>1. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.</li> <li>2. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.</li> <li>3. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and</li> <li>4. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.</li> <li>5. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</li> </ol>	
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**Conclusion:**

Mass grading per the certified EIR is in process on the Project site. The environmental setting has not significantly changed since the certification of the EIR and adoption of the Specific Plan and TTM on December 21, 2023. None of the surrounding land uses have changed and there have been no new developments in the immediate Project area that would affect the physical environment surrounding the Project site.

The Project is required to comply with the existing PPPs and MMs adopted by the City Council on December 21, 2023, by Resolution No. 2023-106.

Based on the Interagency Development Review Process for MA25064, the approval of TTM 39120 into 55 lots for single family detached residential units would not result in any new significant environmental impacts, substantially increase the severity of previously identified effects, or necessitate implementation of additional or considerably different mitigation measures than those identified in the Certified EIR. The effects associated with MA25064 would be substantially the same as those reported for the Certified EIR, and thus no Supplemental or Subsequent Environmental Review (EIR) is required.

**ATTACHMENT NO. 3**

Tentative Tract Map

**APPLICANT**  
 VERNOLA TRUST  
 P.O. BOX 217  
 IRLAND, CA 91725-0217  
 RICK BONDAR | 951.681.5100

**ENGINEER**  
 PROACTIVE ENGINEERING  
 200 S. MAIN STREET, STE 300  
 CORONA, CA 92682  
 DILLON STRAND | 951.280.3319

**SOILS ENGINEER:**  
 BRUCE A. HICK  
 GEOTECH, INC.  
 1548 NORTH MAPLE STREET  
 CORONA, CA 92678  
 (951) 710-1160

**BENCHMARK**  
 RIFORMED DESIGNATION (STATION ID): Z 13971  
 DESCRIPTION: 1"IP W/ TAG PLS 4131' AT THE CL  
 WINEVILLE AVE & +/- 70' SLY OF 63RD ST.  
 ELEVATION (FEET): 663.50 (NAVD88) (2007.00 EPOCH)

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, COSRS, ZONE VI, BASED LOCALLY ON CONTROL STATIONS "WOOD", "MELP", & "EMPH" NAD83 (NGRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. ADJUSTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99991472. CALCULATIONS ARE MADE AT CONTROL POINT #506 WITH COORDINATES OF N: 2306001.382 E: 6169471.576, USING AN ELEVATION OF 693.46. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES.

**LEGAL DESCRIPTION**  
 BEING A SUBDIVISION OF A PORTION OF LOT 8 OF TRACT MAP NO. 38947, FILED IN BOOK 500, PAGES 95 THROUGH 112, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN

- NOTES**
- APN# 160-050-070, 160-050-063, 160-050-072, 160-050-067, 160-050-068, 160-050-073, 160-050-065, 160-050-023, 160-050-074.
  - THIS AREA IS WITHIN THE JURUPA UNIFIED SCHOOL DISTRICT.
  - PROJECT SITE IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 065074 0765 DATED AUGUST 28, 2008 (RIVERSIDE COUNTY - PANEL 681 OF 3005).
  - ALL GRADING AND DRAINAGE SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF JURUPA VALLEY.
  - IMPROVEMENTS SHALL BE PER THE CITY OF JURUPA VALLEY.
  - NO KNOWN EXISTING WATER WELLS ARE ON THE PROPERTY, OR WITHIN 200 FEET OF THE PROPERTY BOUNDARY.
  - THIS TRACT CONSISTS OF 55 SINGLE-FAMILY LOTS. LOT AREAS SHOWN IN THE TABLE ON THE RIGHT.
  - THIS TRACT IS LOCATED IN A NON-W/HFHZ ZONE, IN A LOCAL RESPONSIBILITY AREA (LRA).
  - ALL ADJACENT BUILDINGS AND STRUCTURES ARE TO REMAIN IN PLACE.
  - ALL EXISTING DWELLINGS WITHIN THE SUBJECT PROPERTY ARE TO BE REMOVED.
  - TRACT IS SUBDIVISION SCHEDULE A PER CITY OF JURUPA VALLEY MUNICIPAL CODE 7.30.040.

**LAND USE**

TOTAL AREA GROSS: 6.28 ACRE  
 TOTAL AREA NET: 6.28 (GROSS) - 1.63 (STREET) - 0.26 (PARKS) = 4.39 ACRE  
 DENSITY (DU/AC NET): 7.79  
 EXISTING LAND USE: VACANT  
 PROPOSED LAND USE: MEDIUM HIGH DENSITY RESIDENTIAL PER VERNOLA RANCH SP  
 EXISTING ZONING: RESIDENTIAL (R-1) AND INDUSTRIAL (I-1) PER VERNOLA RANCH SP  
 EXISTING GENERAL PLAN: CITY OF JURUPA VALLEY GENERAL PLAN

# TENTATIVE TRACT MAP NO. 39120

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 PLANNING AREA 11



INDEX MAP



LOT SUMMARY TABLE

3150 SF MIN LOTS			
LOT#	AREA	LOT#	AREA
1	3903 SF	20	3150 SF
2	3600 SF	21	3150 SF
3	3600 SF	22	3403 SF
4	3600 SF	23	3403 SF
5	3600 SF	24	3150 SF
6	3600 SF	25	3150 SF
7	3600 SF	26	3150 SF
8	3599 SF	27	3150 SF
9	3414 SF	28	3150 SF
10	4671 SF	29	3150 SF
11	6868 SF	30	3150 SF
12	3904 SF	31	3500 SF
13	3472 SF	32	3549 SF
14	3489 SF	33	3541 SF
15	3150 SF	34	3548 SF
16	3150 SF	35	3569 SF
17	3150 SF	36	3392 SF
18	3150 SF	37	3150 SF
19	3150 SF	38	3150 SF
39	3150 SF	40	3150 SF
41	3150 SF	42	3150 SF
43	3150 SF	44	3150 SF
45	3150 SF	46	3150 SF
47	3150 SF	48	3150 SF
49	3150 SF	50	3150 SF
51	3150 SF	52	3150 SF
53	3500 SF	54	3466 SF
55	4239 SF	56	4239 SF

LOT DESIGNATIONS			
LOT#	AREA	OWNERSHIP	PURPOSE
56	0.16 AC	HDA	FOCKET PARK
57	0.07 AC	HDA	LANDSCAPE
58	0.03 AC	HDA	LANDSCAPE
Q	0.47 AC	CITY OF JURUPA VALLEY	PUBLIC ROAD
R	0.60 AC	CITY OF JURUPA VALLEY	PUBLIC ROAD
S	0.56 AC	CITY OF JURUPA VALLEY	PUBLIC ROAD

NOTE: LOTS 1-55 ARE FOR FUTURE HOMESITES AND ARE TO BE RETAINED FOR FUTURE SALE



VICINITY MAP  
N.T.S.

**UTILITY PURVEYORS:**

UTILITY	COMPANY	EMERGENCY #
SEWER	JURUPA COMM. SERVICES DIST.	951-685-7434
WATER	JURUPA COMM. SERVICES DIST.	951-685-7434
GAS	SOUTHERN CALIFORNIA GAS CO.	951-427-2200
ELECTRIC	SOUTHERN CALIFORNIA EDISON	951-655-4555
TELEPHONE	AT&T	800-288-2000
CABLE TV	CHARTER SPECTRUM TV	855-855-4575

LEGEND/ABBREVIATIONS

- 2365 --- EXISTING CONTOUR
- 217.58 --- PROPOSED ELEVATION
- FG (217.58) --- EXISTING ELEVATION
- EG --- PROPOSED GRADE
- 1.0% --- PROPOSED LOT NUMBER
- 80 --- PROPOSED PAD ELEVATION
- 1004.4 --- PROPOSED SLOPE (2:1 MAX.) UNLESS NOTED OTHERWISE
- STREET CENTER LINE
- TRACT BOUNDARY
- DAY/LIGHT
- CUT/FILL
- ADA PATH OF TRAVEL
- EASEMENTS
- SECTION REFERENCE
- 10"SD --- EX 10" SEWER
- E --- EX ELECTRICAL
- 60"SD --- EX 66" STORM DRAIN
- 16"W --- EX 16" WATER

**ESTIMATED EARTHWORK QUANTITIES**

	CUT (CY)	FILL (CY)
GRADING EX	65,000	152,000
GRADING EX (REMEDIAL ADJ.)	---	4,000
OTHER ADJ. (SPOILS, ETC.)	91,000**	---
TOTALS:	156,000	156,000

\* EARTHWORK QUANTITIES CONTAIN ENTIRE GRADING PLAN GP24-026  
 \*\* SPOILS AND BALANCE TO BE HANDLED WITHIN PROPERTY

Call before you Dig  
 Call 811  
 1-800-227-2800

830 LAMONTE AVE  
 JURUPA VALLEY, CA 92509  
 TEL: (951) 332-5444  
 EMAIL: ENGINEERING@CITYOFJURUPAVALLEY.COM

**IMPORTANT NOTE:**  
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MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR.	DATE
			REVISION			

ENGINEER OF RECORD'S SEAL  
 PROFESSIONAL SEAL  
 DILLON M. STRAND  
 CIVIL ENGINEER  
 STATE OF CALIFORNIA  
 NO. 91273

**PROACTIVE**  
 ENGINEERING CONSULTANTS  
 200 South Main Street, Suite 300  
 Corona, CA 92682 (951) 280-3300

PLANS PREPARED UNDER THE SUPERVISION OF:  
 DILLON M. STRAND  
 P.O.E. #91273

CITY OF JURUPA VALLEY

TENTATIVE TRACT MAP  
 VERNOLA RANCH - TTM 39120  
 PA-11

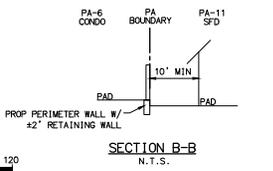
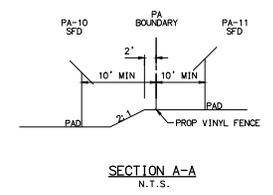
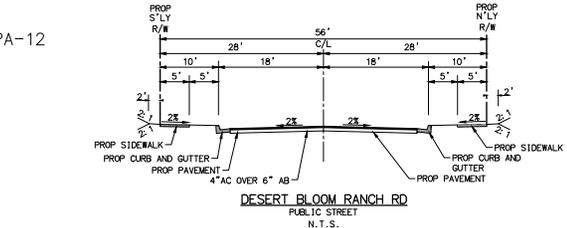
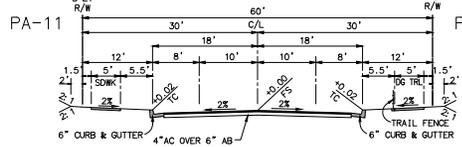
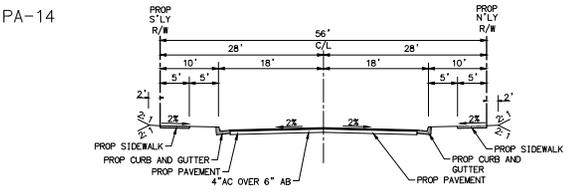
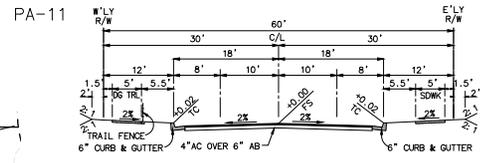
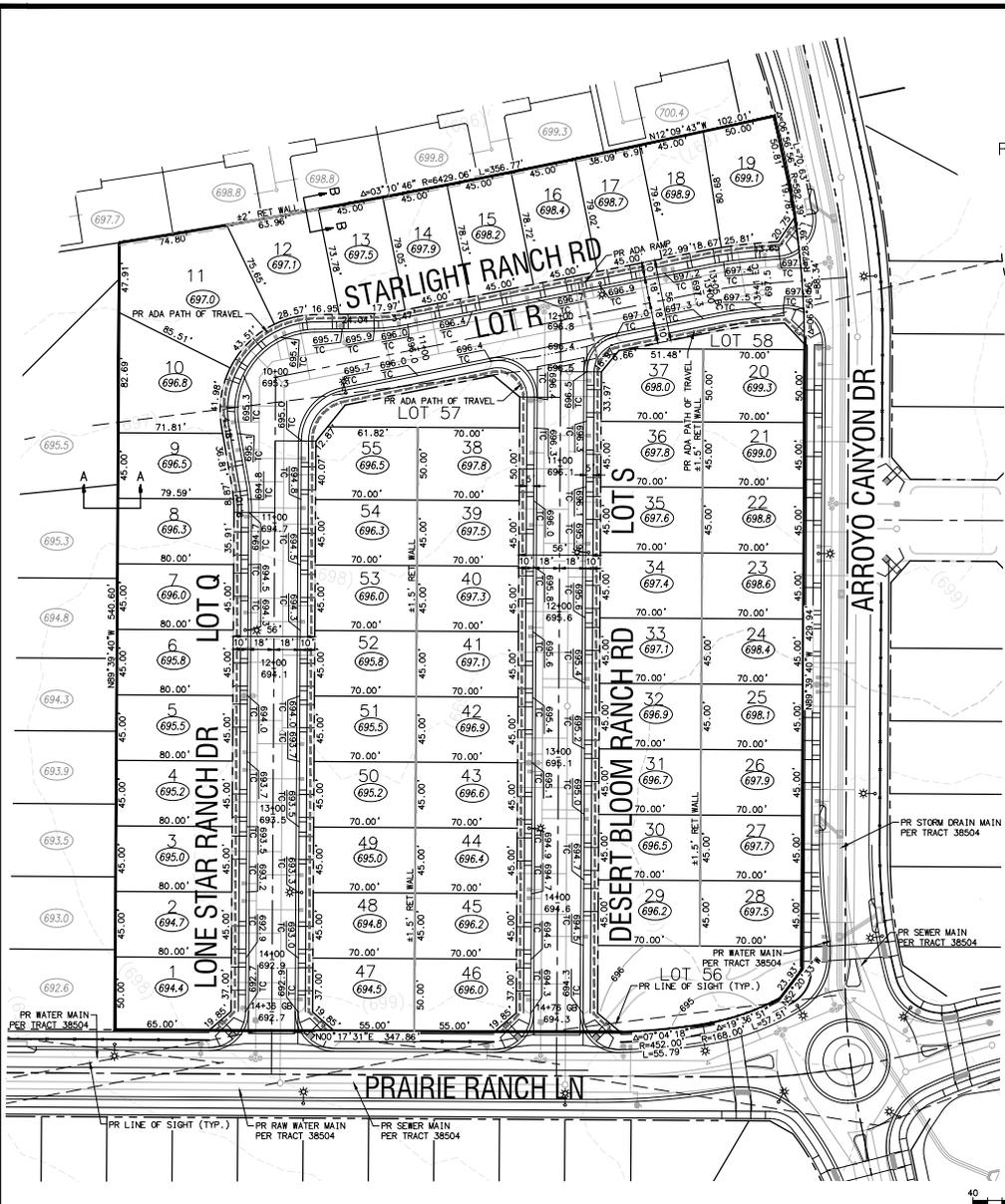
ACCT. NO. \_\_\_\_\_

SHEET 1 OF 3

FOR: \_\_\_\_\_ W/O \_\_\_\_\_ CITY I. D. NO. \_\_\_\_\_

DATE \_\_\_\_\_

XX XX-XXX



**Call before you Dig**  
811  
1-800-227-2800

**CITY OF JURUPA VALLEY**  
8340 LAMARTE AVE  
JURUPA VALLEY, CA 92509  
TEL: (951) 332-5444  
FAX: (951) 332-5444  
EMAIL: ENGINEERING@CITYOFJURUPAVALLEY.CA.GOV

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MARK	DATE	INITIAL	DESCRIPTION	REV	REC.	APPR.	DATE



**PROACTIVE**  
ENGINEERING CONSULTANTS  
200 South Main Street, Suite 300  
Corona, CA 92882 (951) 280-3300

PLANS PREPARED UNDER THE SUPERVISION OF:  
DILLON M. STRAND  
R.C.E. #91273

**CITY OF JURUPA VALLEY**

TENTATIVE TRACT MAP  
VERNOLA RANCH - TTM 39120  
PA-11

ACCT. NO. \_\_\_\_\_

SHEET 2 OF 3

CITY I. D. NO. \_\_\_\_\_

XX XX-XXX

Drawing Name: 2102-PA-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-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LINE/CURVE DATA TABLE				
NO	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 89°39'40" W	---	478.76'	---
2	N 11°13'58" W	---	299.53'	---
3	07°48'36" E	300.00'	40.89'	20.48'
4	N 04°21'05" W	---	58.65'	---
5	N 89°39'40" W	---	517.64'	---
6	N 89°39'40" W	---	342.91'	---
7	10°17'48" E	110.00'	19.77'	9.91'
8	N 80°02'32" E	---	40.99'	---
9	99°01'18" E	56.00'	96.78'	65.59'
10	N 00°56'10" W	---	40.99'	---
11	10°17'48" E	110.00'	19.77'	9.91'
12	N 11°13'58" W	---	206.54'	---
13	07°47'00" E	318.00'	43.20'	21.63'
14	N 04°21'05" W	---	13.65'	---
15	N 89°39'40" W	---	392.51'	---
16	78°25'42" E	35.00'	47.51'	28.56'
17	N 11°13'58" W	---	104.12'	---
18	10°13'48" E	25.00'	44.32'	30.64'
19	N 89°39'40" W	---	423.19'	---
20	N 89°39'40" W	---	440.54'	---
21	78°25'42" E	25.00'	34.22'	20.40'
22	N 11°13'58" W	---	64.53'	---
23	07°50'11" E	282.00'	38.58'	19.32'
24	N 04°21'05" W	---	13.68'	---
25	90°00'00" E	25.00'	39.27'	25.00'
26	90°00'00" E	25.00'	39.27'	25.00'
27	90°00'00" E	25.00'	39.27'	25.00'
28	91°58'49" E	25.00'	40.13'	25.88'
29	94°41'54" E	25.00'	41.32'	27.14'
30	95°23'58" E	25.00'	41.63'	27.47'

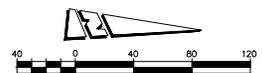
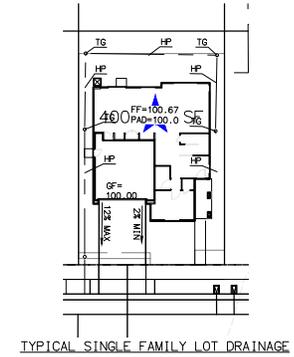
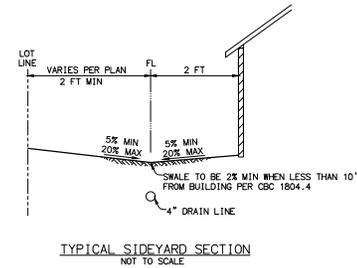
TYPICAL LOT COVERAGE

MODEL	HOUSE SIZE*	LOT SIZE (NOMINAL)	COVERAGE	PRIVATE OPEN AREA**
1610	1131 SF	3150 SF	35.90%	771 SF
1863	1220 SF	3150 SF	38.73%	962 SF
2021	1286 SF	3150 SF	40.83%	996 SF

\*HOUSE SQUARE FOOTAGE BASED ON ENTIRE AREA UNDER ROOF, INCLUDING PORCH STRUCTURES  
 \*\*PRIVATE OPEN SPACE CONSISTS OF OPEN SPACE WITHIN THE ENCLOSED BACKYARD OF THE NOMINAL LOT SIZE

PLOTTING LEGENDS

ELEVATION	1610 (2 STORY)	1863 (2 STORY)	2021 (2 STORY)
A	●	▲	┆
B	●	▲	┆
C	●	▲	┆



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 830 LAMAR AVE  
 JURUPA VALLEY, CA 92509  
 TEL: (951) 332-5444  
 EMAIL: CONSTRUCTION@CITYOFJURUPAVALLEY.CA.GOV

**IMPORTANT NOTE:**  
 THE GRADING AND/OR IMPROVEMENT PLANS ARE APPROVED FOR A PERIOD OF TWO (2) YEARS FROM THE DATE SIGNED BY THE CITY ENGINEER. AFTER THE TWO (2) YEAR PERIOD HAS LAPSED, THE ENGINEER OF RECORD MAY BE REQUIRED TO SUBMIT AND PROCEED FOR CITY ENGINEER APPROVAL UPDATED PLANS THAT COMPLY WITH THE MOST CURRENT CITY STANDARDS, PRACTICES, AND POLICIES.

MARK	DATE	INITIAL	DESCRIPTION	REV	REVISION	REC.	APPR.	DATE
E.O.R.								

MARK	DATE	INITIAL	DESCRIPTION	REV	REVISION	REC.	APPR.	DATE
E.O.R.								

ENGINEER OF RECORD'S SEAL  
 PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF CALIFORNIA  
 NO. 91273

**PROACTIVE**  
 ENGINEERING CONSULTANTS  
 200 South Main Street, Suite 300  
 Corona, CA 92882 (951) 280-3300

PLANS PREPARED UNDER THE SUPERVISION OF:  
 DILLON M. STRAND  
 R.O.C. #91273

**CITY OF JURUPA VALLEY**

TENTATIVE TRACT MAP  
 VERNOLA RANCH - TTM 39120  
 PA-11 - SITE PLAN

ACCT. NO. \_\_\_\_\_

CITY I. D. NO. \_\_\_\_\_

FOR: \_\_\_\_\_ W/O \_\_\_\_\_

DATE \_\_\_\_\_

SHEET 3 OF 3  
 XX XX-XXX

Drawing Name: 2102-PA-11-Site-Plan-Approved: March 10, 2023 (Drawing Date: August 19, 2022) (E.O.R.: J.L. Chubbey)  
 Project No: 2102-PA-11-Site-Plan-Approved: March 10, 2023 (Drawing Date: August 19, 2022) (E.O.R.: J.L. Chubbey)

**ATTACHMENT NO. 3**

Architectural Plans

# THE FARM

*Jurupa, California*

# Millstone AT THE FARM

JURUPA, CALIFORNIA

## PRODUCT 5

A-105 Cover Sheet

A-106 Plan 1 (1610) - Front Elevations

A-107 Plan 1A (1610) - Floor Plan

A-108 Plan 1A (1610) - "A" American Farmhouse Elevations

A-109 Plan 1A (1610) - "A" American Farmhouse Enhanced Elevations

A-110 Plan 1B (1610) - "B" Tuscan Elevations

A-111 Plan 1B (1610) - "B" Tuscan Enhanced Elevations

A-112 Plan 1C (1610) - "C" American Traditional Elevations

A-113 Plan 1C (1610) - "C" American Traditional Enhanced Elevations

A-114 Plan 1 (1610) - Roof Plans

A-115 Plan 2 (1863) - Front Elevations

A-116 Plan 2A (1863) - Floor Plan

A-117 Plan 2A (1863) - "A" American Farmhouse Elevations

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A-134 Color Boards - "A" American Farmhouse

A-135 Color Boards - "B" Tuscan

A-136 Color Boards - "C" American Traditional

Note: For design intent only, not for construction.

**LENNAR**

Lennar Homes of California, Inc.  
4140 Temescal Canyon Rd, #410  
Corona, CA 92883

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Business: (951) 741-7635  
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Irvine, CA 92614

Kevin L. Crook  
**Architect**  
Inc  
#24105  
PLANNING • ARCHITECTURE

Millstone AT  
THE FARM

JURUPA, CALIFORNIA

PRODUCT 5



© 2025 Kevin L. Crook Architect, Inc.  
Refer to landscape drawings for wall, tree, and shrub locations

A - AMERICAN FARMHOUSE



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Refer to landscape drawings for wall, tree, and shrub locations

B - TUSCAN

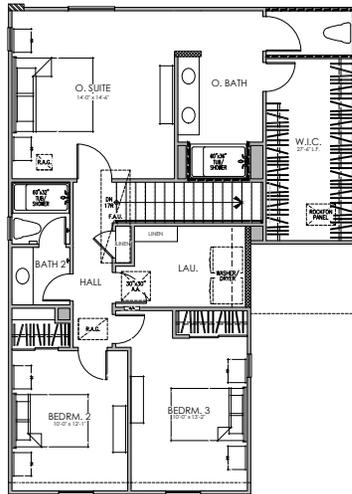


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Refer to landscape drawings for wall, tree, and shrub locations

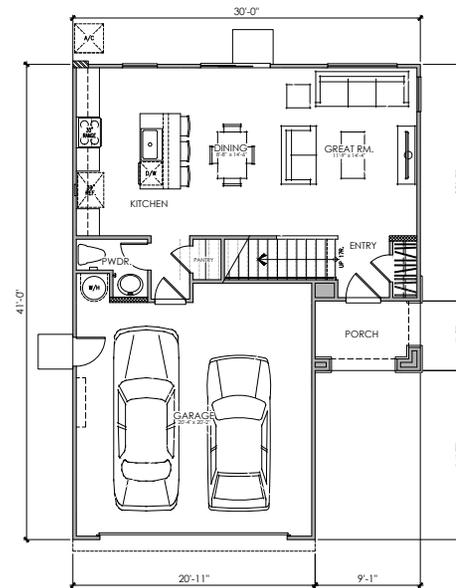
C - AMERICAN TRADITIONAL

PLAN 1 (1610)  
FRONT ELEVATIONS





SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1A (1610)  
3 BEDROOM, 2.5 BATH

PLAN 1610  
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	590 SQ. FT.
SECOND FLOOR AREA	1020 SQ. FT.
<b>TOTAL DWELLING</b>	<b>1,610 SQ. FT.</b>
UNCONDITIONED SPACE	
GARAGE 'A'	453 SQ. FT.
PORCH 'A'	55 SQ. FT.
PORCH 'B'	44 SQ. FT.
PORCH 'C'	55 SQ. FT.





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

**MATERIALS LEGEND**

- (WHERE SPECIFIED)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
  - BARGE: 2x6 WOOD
  - FASCIA: 2x6 WOOD
  - GABLE END: BOARD AND BATTEN
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: SIMULATED WOOD CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: FURRED STUCCO
  - SHUTTERS: SIMULATED WOOD



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1610)

AMERICAN FARMHOUSE ELEVATIONS

Millstone AT THE FARM  
JURUPA, CALIFORNIA





RIGHT

**MATERIALS LEGEND**

- (WHERE SPECIFIED)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
  - BARGE: 2x6 WOOD
  - FASCIA: 2x6 WOOD
  - GABLE END: BOARD AND BATTEN
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: SIMULATED WOOD CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: FURRED STUCCO
  - SHUTTERS: SIMULATED WOOD



REAR

COLOR SCHEME 1

PLAN 1A (1610)

AMERICAN FARMHOUSE ENHANCED ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



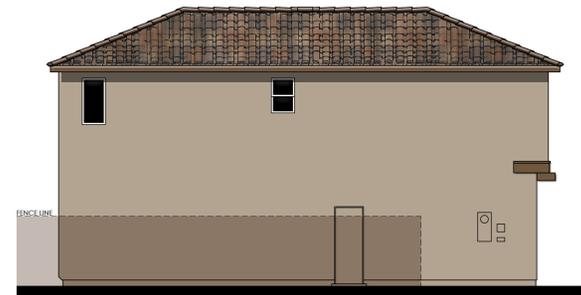
RIGHT

**MATERIALS LEGEND**

(WHERE OCCURS)  
 FRONT DOOR: FIBERGLASS  
 GARAGE DOOR: METAL SECTIONAL  
 ROOF: CONCRETE LOW PROFILE "S" TILE  
 FASCIA: 2x6 WOOD  
 WALL: STUCCO / STONE VENEER  
 WINDOWS: VINYL W/ GRIDS  
 CANTILEVER: POLYURETHANE CORBEL  
 TRIM: STUCCO OVER RIGID FOAM  
 WAINSCOT: STONE VENEER



REAR



LEFT

COLOR SCHEME 4  
 PLAN 1B (1610)  
 TUSCAN ELEVATIONS





RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE LOW PROFILE "S" TILE
  - FASCIA: 2x6 WOOD
  - WALL: STUCCO / STONE VENEER
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: POLYURETHANE CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: STONE VENEER



REAR

COLOR SCHEME 4

PLAN 1B (1610)

TUSCAN ENHANCED ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

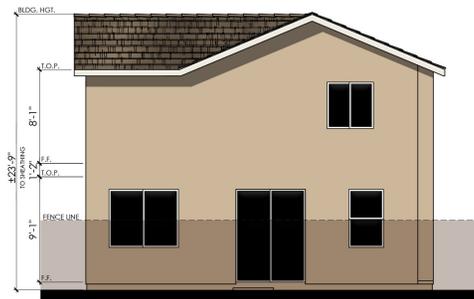


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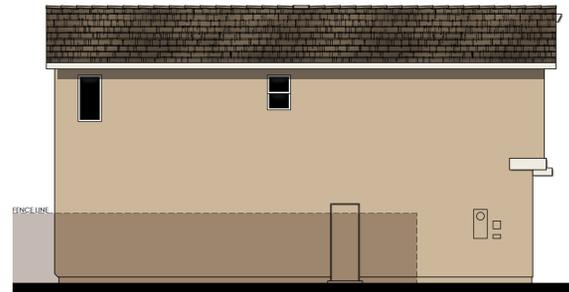
**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: SIMULATED WOOD CORBEL / KNEE BRACE
- WINDOWS: STUCCO / BOARD AND BATTEN
- TRIM: VINYL W/ GRIDS
- WAINSCOT: STUCCO OVER RIGID FOAM /
- PORCH: CEMENTITIOUS-FIBER TRIM
- BRICK VENEER



REAR



LEFT

COLOR SCHEME 7

PLAN 1C (1610)

AMERICAN TRADITIONAL ELEVATIONS

Millstone AT THE FARM  
JURUPA, CALIFORNIA





RIGHT

**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: SIMULATED WOOD CORBEL / KNEE BRACE
- WINDOWS: STUCCO / BOARD AND BATTEN
- TRIM: VINYL W/ GRIDS
- WAINSCOT: STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER TRIM
- PORCH: BRICK VENEER



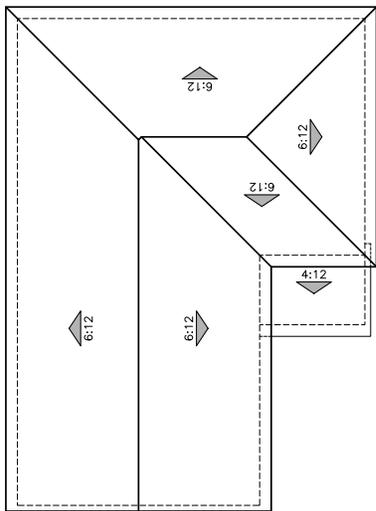
REAR

COLOR SCHEME 7

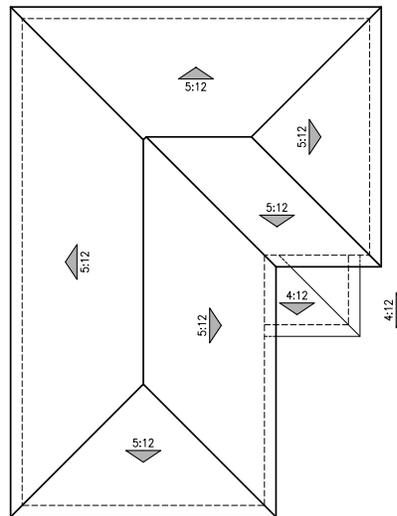
PLAN 1C (1610)

AMERICAN TRADITIONAL ENHANCED ELEVATIONS

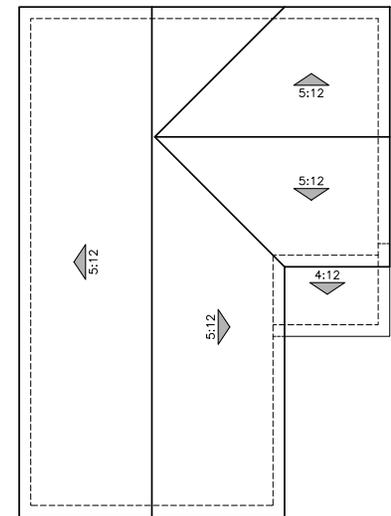




A - AMERICAN FARMHOUSE



B - TUSCAN



C - AMERICAN TRADITIONAL

ROOF PLANS  
PLAN 1 (1610)





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A - AMERICAN FARMHOUSE



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Refer to landscape drawings for wall, tree, and shrub locations

B - TUSCAN

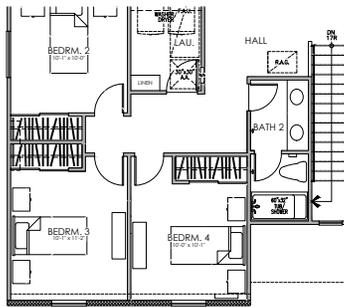


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Refer to landscape drawings for wall, tree, and shrub locations

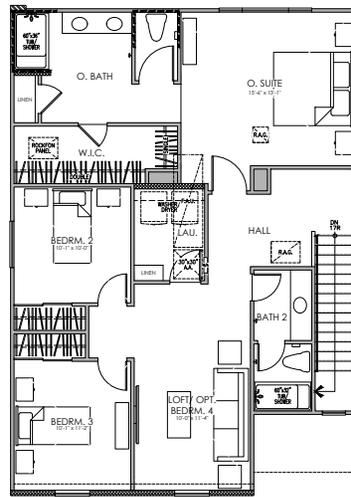
C - AMERICAN TRADITIONAL

PLAN 2 (1863)  
FRONT ELEVATIONS

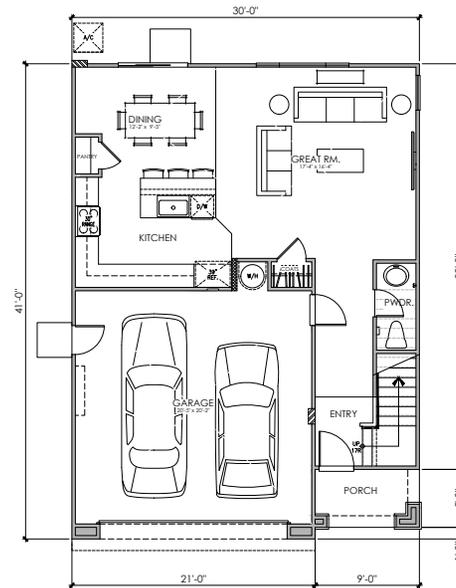




OPT. BEDRM. 4



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2A (1863)  
3 BEDROOM, 2.5 BATH, LOFT / OPT. BEDRM. 4  
FLOOR PLAN

PLAN 1863  
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	723 SQ. FT.
SECOND FLOOR AREA	1140 SQ. FT.
TOTAL DWELLING	1863 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	431 SQ. FT.
PORCH 'A'	45 SQ. FT.
PORCH 'B'	45 SQ. FT.
PORCH 'C'	45 SQ. FT.





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
- BARGE: 2x6 WOOD
- FASCIA: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- CANTILEVER: SIMULATED WOOD CORBEL
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: FURRED STUCCO
- SHUTTERS: SIMULATED WOOD



REAR



LEFT

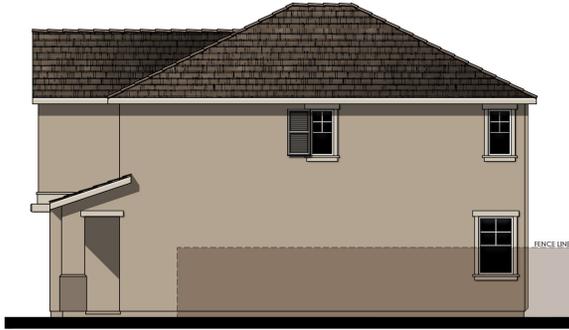
COLOR SCHEME 2

PLAN 2A (1863)

AMERICAN FARMHOUSE ELEVATIONS

Millstone AT THE FARM  
JURUPA, CALIFORNIA





RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
  - BARGE: 2x6 WOOD
  - FASCIA: 2x6 WOOD
  - GABLE END: BOARD AND BATTEN
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: SIMULATED WOOD CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: FURRED STUCCO
  - SHUTTERS: SIMULATED WOOD



REAR

COLOR SCHEME 2

PLAN 2A (1863)

AMERICAN FARMHOUSE ENHANCED ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE LOW PROFILE "S" TILE
  - FASCIA: 2x6 WOOD
  - WALL: STUCCO / STONE VENEER
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: POLYURETHANE CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: STONE VENEER



REAR



LEFT

COLOR SCHEME 5  
**PLAN 2B (1863)**  
 TUSCAN ELEVATIONS

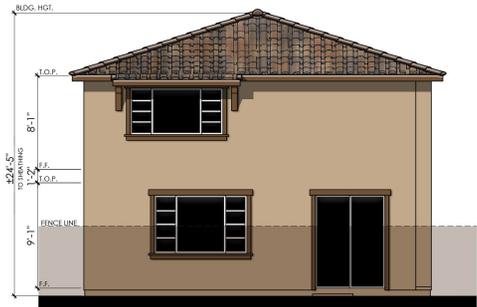




RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE LOW PROFILE "S" TILE
  - FASCIA: 2x6 WOOD
  - WALL: STUCCO / STONE VENEER
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: POLYURETHANE CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: STONE VENEER



REAR

COLOR SCHEME 5

PLAN 2B (1863)

TUSCAN ENHANCED ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: SIMULATED WOOD CORBEL / KNEE BRACE
- WINDOWS: STUCCO / BOARD AND BATTEN
- TRIM: VINYL W/ GRIDS
- WAINSCOT: STUCCO OVER RIGID FOAM /
- PORCH: CEMENTITIOUS-FIBER TRIM
- BRICK VENEER



REAR



LEFT

COLOR SCHEME 8

PLAN 2C (1863)

AMERICAN TRADITIONAL ELEVATIONS

Millstone AT THE FARM  
JURUPA, CALIFORNIA





RIGHT

**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: SIMULATED WOOD CORBEL / KNEE BRACE
- WINDOWS: STUCCO / BOARD AND BATTEN
- TRIM: VINYL W/ GRIDS
- WAINSCOT: STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER TRIM
- PORCH: BRICK VENEER



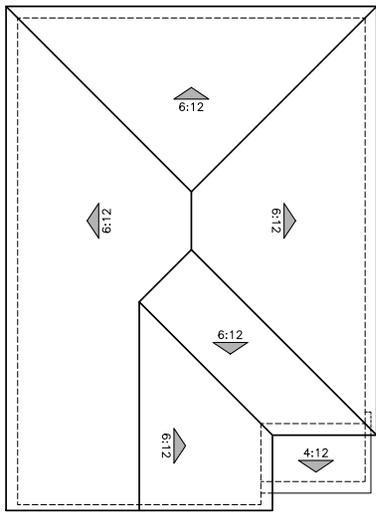
REAR

COLOR SCHEME 8

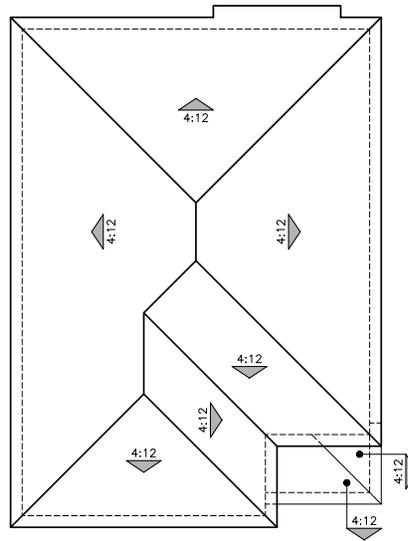
PLAN 2C (1863)

AMERICAN TRADITIONAL ENHANCED ELEVATIONS

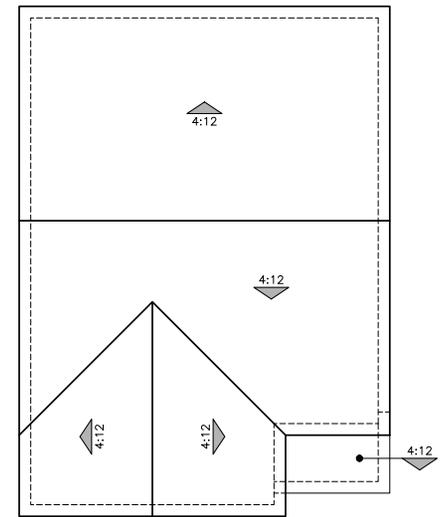




A - AMERICAN FARMHOUSE



B - TUSCAN



C - AMERICAN TRADITIONAL

ROOF PLANS  
PLAN 2 (1863)





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A - AMERICAN FARMHOUSE



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Refer to landscape drawings for wall, tree, and shrub locations

B - TUSCAN

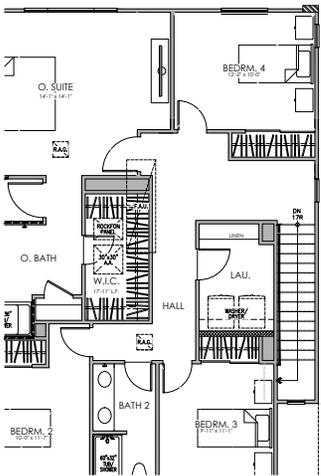


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Refer to landscape drawings for wall, tree, and shrub locations

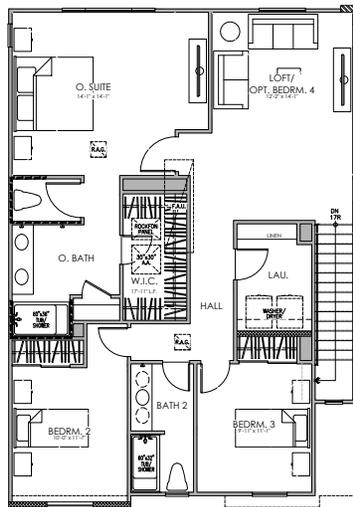
C - AMERICAN TRADITIONAL

PLAN 3 (2021)  
FRONT ELEVATIONS

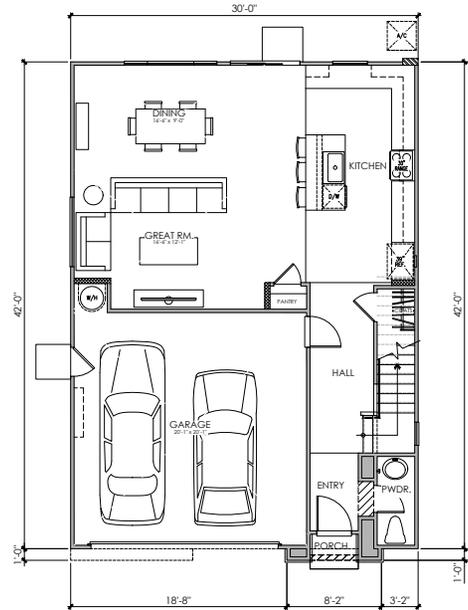




OPT. BEDRM. 4



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2021  
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	838 SQ. FT.
SECOND FLOOR AREA	1,177 SQ. FT.
<b>TOTAL DWELLING</b>	<b>2,015 SQ. FT.</b>
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A", "B" & "C"	13 SQ. FT.

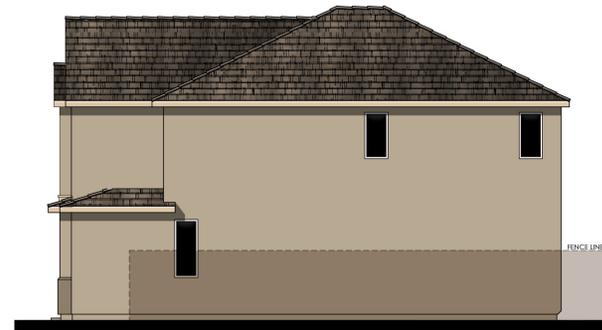
PLAN 3A (2021)  
3 BEDROOM, 2.5 BATH, LOFT / OPT. BEDRM. 4





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
- BARGE: 2x6 WOOD
- FASCIA: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- CANTILEVER: SIMULATED WOOD CORBEL
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: FURRED STUCCO
- SHUTTERS: SIMULATED WOOD



REAR



LEFT

COLOR SCHEME 3

PLAN 3A (2021)

AMERICAN FARMHOUSE ELEVATIONS

Millstone AT THE FARM  
JURUPA, CALIFORNIA

PRODUCT 5

10/01/2025  
A-126

Kevin L. Crook  
Architect  
Inc  
#24105  
PLANNING + ARCHITECTURE





RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
  - BARGE: 2x6 WOOD
  - FASCIA: 2x6 WOOD
  - GABLE END: BOARD AND BATTEN
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: SIMULATED WOOD CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: FURRED STUCCO
  - SHUTTERS: SIMULATED WOOD



REAR

COLOR SCHEME 3

PLAN 3A (2021)

AMERICAN FARMHOUSE ENHANCED ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



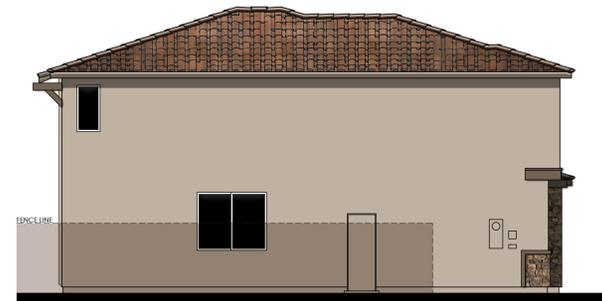
RIGHT

**MATERIALS LEGEND**

(WHERE OCCURS)  
 FRONT DOOR: FIBERGLASS  
 GARAGE DOOR: METAL SECTIONAL  
 ROOF: CONCRETE LOW PROFILE "S" TILE  
 FASCIA: 2x6 WOOD  
 WALL: STUCCO / STONE VENEER  
 WINDOWS: VINYL W/ GRIDS  
 CANTILEVER: POLYURETHANE CORBEL  
 TRIM: STUCCO OVER RIGID FOAM  
 WAINSCOT: STONE VENEER



REAR



LEFT

COLOR SCHEME 6  
 PLAN 3B (2021)  
 TUSCAN ELEVATIONS





RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE LOW PROFILE "S" TILE
  - FASCIA: 2x6 WOOD
  - WALL: STUCCO / STONE VENEER
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: POLYURETHANE CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: STONE VENEER



REAR

COLOR SCHEME 6

PLAN 3B (2021)

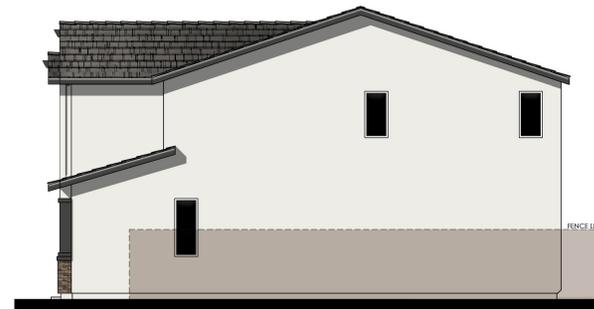
TUSCAN ENHANCED ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

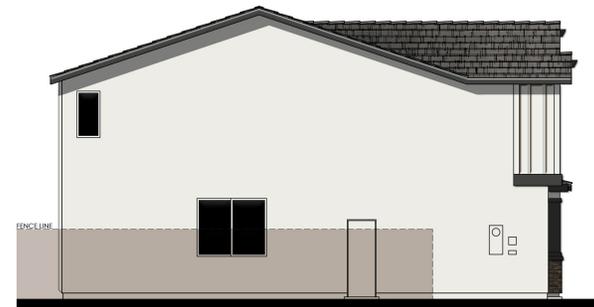
**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: SIMULATED WOOD CORBEL / KNEE BRACE
- WINDOWS: STUCCO / BOARD AND BATTEN
- TRIM: VINYL W/ GRIDS
- WAINSCOT: STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER TRIM
- PORCH: BRICK VENEER



REAR



LEFT

COLOR SCHEME 9

PLAN 3C (2021)

AMERICAN TRADITIONAL ELEVATIONS

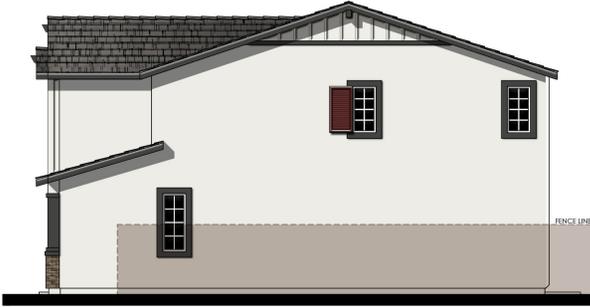
Millstone AT THE FARM  
JURUPA, CALIFORNIA

PRODUCT 5

10/01/2025  
A-130

Kevin L. Crook  
Architect  
Inc  
#24105  
PLANNING + ARCHITECTURE





RIGHT

**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: SIMULATED WOOD CORBEL / KNEE BRACE
- WINDOWS: STUCCO / BOARD AND BATTEN
- TRIM: VINYL W/ GRIDS
- WAINSCOT: STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER TRIM
- PORCH: BRICK VENEER



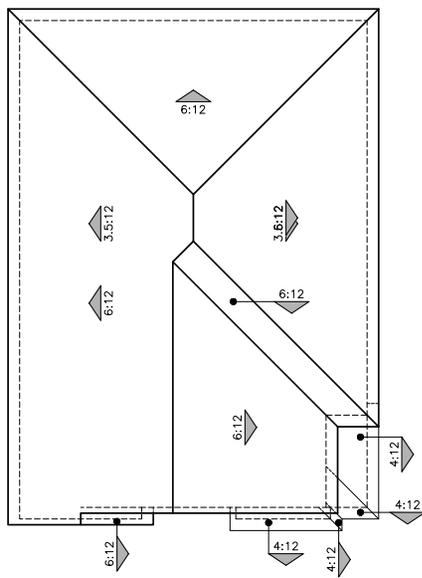
REAR

COLOR SCHEME 9

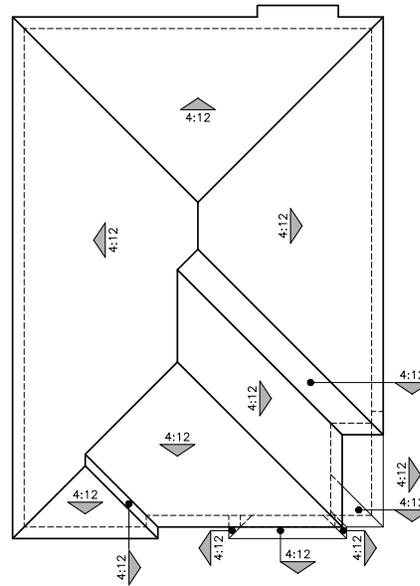
**PLAN 3C (2021)**

AMERICAN TRADITIONAL ENHANCED ELEVATIONS

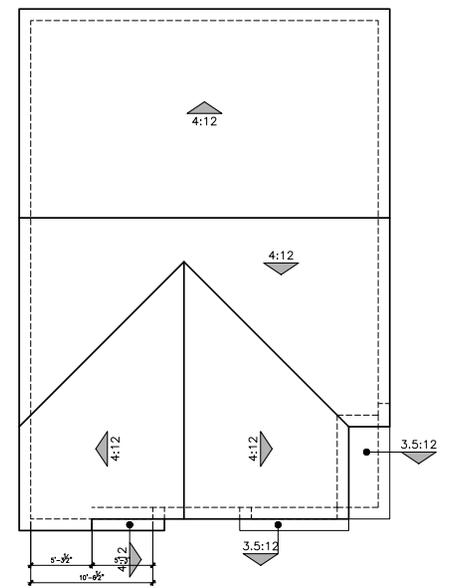




A - AMERICAN FARMHOUSE



B - TUSCAN



C - AMERICAN TRADITIONAL

ROOF PLANS  
PLAN 3 (2021)



MILLSTONE AT THE FARM  
JURUPA, CA

JOB # 24105 P5  
CREATED 1/27/25  
ELEVATION 9/9/25  
CHANGES

"A" ELEVATIONS			
AMERICAN FARMHOUSE	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1518	1587	1596
STUCCO PAINT MATCH**	SW2848 BUNGLEHOUSE GRAY	SW7507 STONE LION	SW6150 UNIVERSAL KHAKI
SECONDARY STUCCO	SW7053 ADAPTIVE SHADE	SW7514 FOOTHILLS	SW6151 QUIVER TAN
FASCIA / TRIM	SW7570 EGRET WHITE	SW7036 ACCESSIBLE BEIGE	SW7696 TOASTED PINE NUT
GABLE SIDING / GARAGE DOOR	SW2843 ROYCROFT BRASS	SW7504 KEYSTONE GRAY	SW7550 RESORT TAN
FRONT DOOR / SHUTTERS	SW6174 ANDIRON	SW7048 URBANE BRONZE	SW6062 VINTAGE LEATHER
ROOF: FLAT SHAKE	1FBCJ0007 TOFFEE	1FBCJ3233 BROWN BLEND	1FBCJ1132 CHARCOAL BROWN BLD
GUTTERS	LINEN	LINEN	IVORY

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	NEWPOINT
VENEER:	ELDORADO
GROUT:	ORCO OR EQ.
GUTTERS:	RGS

"B" ELEVATIONS			
TUSCAN	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1587	1552	1566
STUCCO PAINT MATCH**	SW7507 STONE LION	SW7539 CORK WEDGE	SW7037 BALANCED BEIGE
FASCIA / TRIM / GARAGE DOOR	SW6111 COCONUT HUSK	SW9099 SADDLE UP	SW7040 SMOKEHOUSE
FRONT DOOR / SHUTTERS	SW7615 SEA SERPENT	SW7020 BLACK FOX	SW2851 SAGE GREEN LIGHT
ROOF: LOW PROFILE "S" (VILLA)	1VICS3940 CLIFFSIDE	1VICS3940 CLIFFSIDE	1VICS6464 CA MISSION BLEND
STONE:	FIELD LEDGE PADOVA	FIELD LEDGE ANDANTE	FIELD LEDGE VENETO
GROUT:	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE
GUTTERS	RUSTIC	RUSTIC	RUSTIC

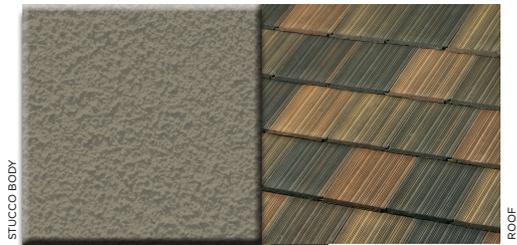
"C" ELEVATIONS			
AMERICAN TRADITIONAL	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1558	1515	1572
STUCCO PAINT MATCH**	SW6142 MACADAMIA	SW7538 JOGGING PATH	SW7006 PURE WHITE
FASCIA / TRIM	SW7551 GREEK VILLA	SW6203 SPARE WHITE	SW7069 IRON ORE
BOARD & BATTEN SIDING / GARAGE DOOR	SW6144 DAPPER TAN	SW7743 MOUNTAIN ROAD	SW7006 EXTRA WHITE
FRONT DOOR / SHUTTERS	SW6166 ECLIPSE	SW6221 MOODY BLUE	SW2802 ROOKWOOD RED
ROOF: FLAT SLATE	1FACS3233 BROWN BLEND	1FACS1132 CHARCOAL BRWN BLD	1FACS1430 CHARCOAL BLEND
BRICK:	TUNDRA LATIGO	TUNDRA CHALKDUST	TUNDRA HARTFORD
GROUT:	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE
GUTTERS	LINEN	SATIN	TUXEDO GRAY

ALL FLASHING, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.  
\*\* FOR PHOTOSHOP & RENDERING PURPOSES ONLY. DO NOT USE IN THE FIELD.  
TODAS LAS TAPAJUNTAS, CAJALERAS, CAJALONES, ETC. SERAN PINTADOS PARA IGUALAR A LA SUPERFICIE DE JUNTO  
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES  
\*\*SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES. NO USAR EN EL CAMPO

**LENNAR**  
Kevin L. Crook  
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Inc  
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

AMERICAN FARMHOUSE  
SCHEME #1



STUCCO BODY

ROOF

SECONDARY  
STUCCO  
FASCIA / TRIM  
GABLE SIDING /  
GARAGE DOOR  
FRONT DOOR /  
SHUTTERS

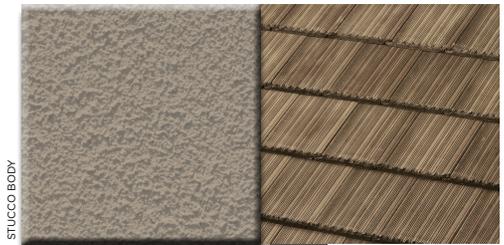
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MILLSTONE AT THE FARM  
JURUPA, CA

#24105 P5  
JAN. 28, 2025

Kevin L. Crook  
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AMERICAN FARMHOUSE  
SCHEME #2



STUCCO BODY

ROOF

SECONDARY  
STUCCO  
FASCIA / TRIM  
GABLE SIDING /  
GARAGE DOOR  
FRONT DOOR /  
SHUTTERS

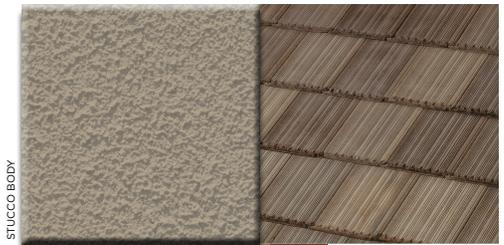
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AMERICAN FARMHOUSE  
SCHEME #3



STUCCO BODY

ROOF

SECONDARY  
STUCCO  
FASCIA / TRIM  
GABLE SIDING /  
GARAGE DOOR  
FRONT DOOR /  
SHUTTERS

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COLOR BOARDS - "A" AMERICAN FARMHOUSE

TUSCAN  
SCHEME #4



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TUSCAN  
SCHEME #5



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TUSCAN  
SCHEME #6



LENNAR® MILLSTONE AT THE FARM Kevin L. Crook Architect Inc. #24105 P5 JAN. 28, 2025 JURUPA, CA

COLOR BOARDS - "B" TUSCAN

### AMERICAN TRADITIONAL SCHEME #7

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

BOARD & BATTEN SIDING / GARAGE DOOR

FRONT DOOR / SHUTTERS

BRICK

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JURUPA, CA

### AMERICAN TRADITIONAL SCHEME #8

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

BOARD & BATTEN SIDING / GARAGE DOOR

FRONT DOOR / SHUTTERS

BRICK

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JURUPA, CA

### AMERICAN TRADITIONAL SCHEME #9

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

BOARD & BATTEN SIDING / GARAGE DOOR

FRONT DOOR / SHUTTERS

BRICK

**LENNAR** MILLSTONE AT THE FARM Kevin L. Crook Architect Inc. #24105 P5 JAN. 28, 2025 PLANNING + ARCHITECTURE

JURUPA, CA

COLOR BOARDS - "C" AMERICAN TRADITIONAL

**ATTACHMENT NO. 4**

Conceptual Landscape Plan

## IRRIGATION SYSTEM DESIGN STATEMENT

The design of irrigation system will emphasize water conservation and provide efficient and uniform distribution of irrigation water. A permanent automatic, weather/ET based irrigation controller that automatically adjust irrigation responding to plant needs as weather conditions change shall be installed with a wired or wireless rain sensor which connects or communicates with the controller.

For sites utilizing potable water for landscape irrigation, a reduced pressure backflow preventer shall be installed after the water meter / sub-meter to protect the potable water supply in accordance with the State of California, City of Jurupa Valley standards and requirements.

For the sites utilizing recycled water in the landscape, the irrigation system shall be designed in accordance with State of California and City of Jurupa Valley rules and regulations for recycled water use.

Drip-line or other low-volume, low-pressure micro-irrigation system, as approved by the city of Jurupa Valley, shall be installed in planter areas to provide water directly to the root zones of plants. The root watering bubbler irrigation system for trees shall be separated from other irrigation systems. The irrigation system may utilize efficient rotator nozzles in large planting areas, subject to the approval of the City. The automatic irrigation system shall be designed in accordance with the City of Jurupa Valley Ordinance & Standards.

## LANDSCAPE SUMMARY

Total Site Area: 289,640 SF  
 Irrigated Landscape Area: 48,024 SF  
 Neighborhood Park Turf area: 4,428 SF

## PLANTING DESIGN STATEMENT

Plans to be in conformance with the City of Jurupa Valley Standards for Landscape Development and City Ordinance 2015-17 Water Efficient Landscape for Design requirements, submittal and inspection requirements and the Riverside County Guide to California Friendly Landscaping.

## LEGEND

- ① SPLIT FACE WALL  
- SEE FENCE & WALL PLAN L2
- ② VINYL FENCE  
- SEE FENCE & WALL PLAN L2
- ③ FRONT YARD PLANTING PLAN - TYP.  
- SEE SHEET L3



## PLANTING LEGEND

TREES	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QT
	<i>Cinnamomum camphora</i>	Camphor Tree	M	24" Box	4
	<i>Jacaranda mimosifolia</i>	Jacaranda	M	24" Box	
	<i>Platanus racemosa</i>	California Sycamore	L	24" Box	
	<i>Quercus agrifolia</i>	Coste Live Oak	L	24" Box	
	<i>Ginkgo biloba</i>	Midwestern Tree	M	24" Box	27
	<i>Pinus edulis</i>	Alghan Pine	L	24" Box	
	<i>Platanus acerifolia</i> 'Bloodgood'	Bloodgood Tree	M	24" Box	
	<i>Quercus ilex</i>	Holly Oak	L	24" Box	
	<i>Koeberlinia paniculata</i>	Golden Rain Tree	L	24" Box	29
	<i>Lagerstroemia indica</i>	Crape Myrtle	M	24" Box	
	<i>Magnolia grand. T. D. Blanchard'</i>	Southern Magnolia	L	24" Box	
	<i>Podocarpus gracilior</i>	Forest Pine	M	24" Box	
	<i>Arbutus 'Marina'</i>	Strawberry Tree	L	24" Box	20
	<i>Cercidium 'Desert Museum'</i>	Palo Verde	L	24" Box	
	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	L	24" Box	
	<i>Tabebuia ipé</i>	Pink Trumpet Tree	M	24" Box	
	<i>Brachyctenion populaceus</i>	Bottle Tree	L	15 Gal.	55
	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	L	15 Gal.	
	<i>Tristramia oerfata</i>	Tristramia Tree	M	15 Gal.	

\* All street trees shall be 36" box with a 3" minimum caliper. Two (2) additional first yard trees shall be provided. Corner lots should include two (2) additional trees on the side yard.

STREET TREE	* HOA maintained area	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	STD	QT
		<i>Platanus acerifolia</i> 'Bloodgood'	London Plane	M	36" Box	STD	7
		<i>Koeberlinia paniculata</i>	Golden Rain Tree	L	36" Box	STD	51
		<i>Ulmus parvifolia</i> 'True Green'	True Green Elm	L	36" Box	STD	12

SPECIMEN TREES	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QT
	To Be Selected			48" Box	4

SHRUBS	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	<i>Acacia cognata</i> 'Cousin It'	Little River Wattle	M	5G
	<i>Agave 'Blue Flame'</i>	Blue Flame Agave	L	5G
	<i>Aloe vera</i>	Medicinal Aloe	L	1G
	<i>Baccharis pilularis</i> 'Pigeon Point'	Dwarf Coyote Bush	L	1G
	<i>Buxus microphylla</i> japonica	Japanese Boxwood	M	1G
	<i>Callisotum 'viminalis</i> 'Little John'	Dwarf Weeping Bottlebrush	L	5G
	<i>Carex divisa</i>	Berkley Sedge	L	1G
	<i>Chondropetalum sectorum</i>	Cape Rush	L	5G
	<i>Daniella revoluta</i> 'DR500'	Little Red Wax Lily	L	1G
	<i>Dianella isanensis</i> 'Silver Streak'	Silver Streak Flax Lily	M	1G
	<i>Erenophila glabra</i> 'Grey Horizon'	Gray Flax Bush	L	5G
	<i>Euryomyia japonica</i> 'Aureo-Marginata'	Euryomyia	M	5G
	<i>Euryomyia japonica</i> 'Green Spire'	Evergreen Euryomyia	M	5G
	<i>Lamium montevidense</i> 'Moena'	White Lightbulb' Lamina	L	1G
	<i>Ligustrum japonicum</i> 'Tuscany'	Wax Leaf Privet	M	5G
	<i>Lonandra s London</i> 'Lime Tuff'	Mia Rush	M	1G
	<i>Muhlenbergia rigens</i>	Deer Grass	L	1G
	<i>Olea europaea</i> 'Monira'	Little Olive Dwarf Olive	L	5G
	<i>Penstemon 'Fairy Tails'</i>	Fairy Tails Fountain Grass	L	1G
	<i>Pinusopum sibirica</i>	Siberian Fir	M	5G
	<i>Raphiophis indica</i> 'Clara'	Dwarf Indian Hawthorne	M	5G
	<i>Rosa 'Sun Flare'</i>	Yellow Shrub Rose	M	5G
	<i>Stipa tenuissima</i>	Mexican Feather Grass	L	1G
	<i>Strelitzia reginae</i>	Bird-of-Paradise	M	5G
	<i>Tecoma stans</i> 'Sierra Apricot'	Sierra Apricot	M	5G
	<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	L	5G
	<i>Podocarpus elongatus</i> 'Moonfall'	Icee Blue Yellow-Wood	M	5G
	<i>Prunus caroliniana</i> 'Bright n' Tight'	Carolina Cherry	M	5G
	<i>Strelitzia nicholai</i>	Giant Bird-of-Paradise	M	5G
	<i>Moraea knoolei</i>	Fountain Lily	L	5G

GROUND COVER	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	<i>Carrisa grandiflora</i> 'Green Carpet'	Nail Plum	M	1G
	<i>Myoporum parvifolium</i> 'Peach Creek'	Peach Creek Myoporum	L	1G
	<i>Rosa x 'Noare'</i>	Red Flower Carpet Rose	M	2G
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Huntington Carpet Rosemary	L	1G
	<i>Senecio ficoides</i> 'Mount Everest'	Skyscraper Senecio	L	Rooted Cutting
	<i>Tracheloperum asiaticum</i>	Asian Jasmine	M	1G
	<i>Lippia nodiflora</i>	Karwins	L	Rooted Cutting

VINES	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	<i>Ficus pumila</i>	Creeping Fig	M	1G
	<i>Bursera simarouba</i>	Boussé Ivy	M	1G

\* Provide a 3" thick layer of mulch for all shrub areas; 1" thick mulch layer for ground cover from rooted cuttings.

Turf	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	Marathon II Turf		H	Sod

# CONCEPTUAL LANDSCAPE PLAN

# L1

LENNAR HOMES - INLAND EMPIRE

980 Montecito Drive, Suite 302  
 Corona, California 92879

VERNOLA RANCH  
 PA - 11

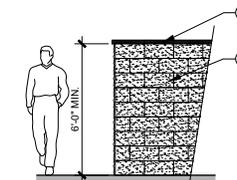
CITY OF JURUPA VALLEY, CALIFORNIA

SCALE: 1"=40'  
 0 40 80 120  
  
**SITE ESCAPE**  
 Landscape Architecture & Planning  
 3100-Burton Lane, Suite 3170  
 Costa Mesa, CA 92626  
 (949) 444-9270 FAX (714) 210-3140  
 JOB NO. 25-023  
 DATE 07-11-2025



**FENCE & WALL LEGEND**

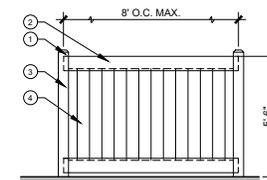
- 6' HIGH SPLIT FACE WALL  
- SEE DETAIL ON THIS SHEET
- VINYL FENCE  
- SEE DETAIL ON THIS SHEET
- \* PEDESTRIAN VINYL GATE



- ① 2" THICK PRECISION CAP  
COLOR: BROWN
- ② 6x8x16 SPLIT FACE CMU WALL  
(ONE-SIDE) - OUTSIDE FENCE  
COLOR: TAN

**6' HIGH SPLIT FACE WALL**

SCALE: N.T.S.



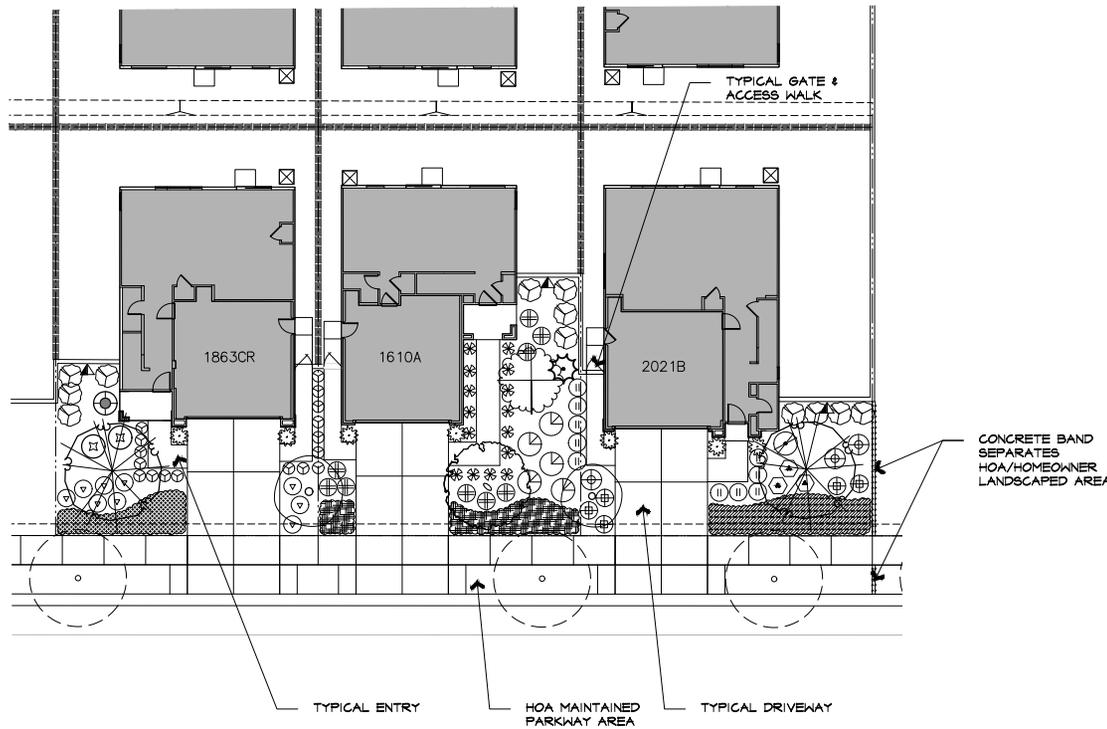
- ① DOMED CAP
  - ② 2" X 2" TOP & BOTTOM RAIL
  - ③ 5" X 5" VINYL POST
  - ④ TONGUE & GROOVE
- FENCEWORKS, INC.  
RV-001 OR EQUAL  
COLOR: WHITE

**VINYL FENCE**

SCALE: N.T.S.

\* In addition to an anti-graffiti wall coating, self-clinging vines shall be provided to all street facing sides of walls at 15'+- o/c.

**FENCE & WALL PLAN**



### PLANTING LEGEND

TREES	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
			ZONE 4	MIN.
	Cinnamomum camphora	Camphor Tree	M	24" Box
	Jacaranda mimosifolia	Jacaranda	M	24" Box
	Platanus racemosa	California Sycamore	L	24" Box
	Quercus agrifolia	Coast Live Oak	L	24" Box
	Ginkgo biloba	Maidenhair Tree	M	24" Box
	Pinus eldarica	Afghan Pine	L	24" Box
	Platanus acerifolia 'Bloodgood'	London Plane	M	24" Box
	Quercus ilex	Holly Oak	L	24" Box
	Koeleruteria paniculata	Golden Rain Tree	L	24" Box
	Lagerstroemia indica	Crape Myrtle	M	24" Box
	Magnolia grand. 'D.D. Blanchard'	Southern Magnolia	M	24" Box
	Podocarpus gracilior	Fern Pine	M	24" Box
	Arbutus 'Marina'	Strawberry Tree	L	24" Box
	Cercidium 'Desert Museum'	Palo Verde	L	24" Box
	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	L	24" Box
	Tabernaemontana	Pink Trumpet Tree	M	24" Box
	Brychidoxylon populaceum	Bugle Tree	L	15 Gal.
	Pyrus salicifolia 'Chanticleer'	Chanticleer Pear	L	15 Gal.
	Tristania conferta	Tristania Tree	M	15 Gal.

\* All street trees shall be 36" box with a 3" minimum caliper. Two (2) additional four yard trees shall be provided. Corner lots should include two (2) additional trees on the side yard.

**STREET TREE** \* HOA maintained area

	Koeleruteria Paniculata	Golden Rain Tree	L	36" Box	STD
--	-------------------------	------------------	---	---------	-----

SHRUBS	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	<b>UPRIGHT ACCENT SHRUB</b>			
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	L	5G
	Podocarpus elegans 'Monnal'	Ice Blue Yellow-Wood	M	5G
	Prunus cerasifera 'Bright n' Tight'	Carolina Cherry	M	5G
	Scaevola rostrata	Bird-of-Paradise	M	5G
	Morone bicolor	Furnight Lily	L	5G
	<b>TALL SHRUBS - GENERAL PALETTE</b>			
	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	M	5G
	Pinusporum tobrina	Tobira	M	5G
	<b>MEDIUM SHRUBS - GENERAL PALETTE</b>			
	Aloe arborescens	Torch Aloe	L	5G
	Aloe vera	Medicinal Aloe	L	5G
	Arbutus unedo 'Compacta'	Compact Strawberry Tree	L	5G
	Chondropetalum tectorum	Cape Rush	M	5G
	Cistus x purpureus	Orchid Rockrose	L	5G
	Dianella revoluta 'DR5000'	Little Rev Flux Lily	L	1G
	Dianella monensis 'Silver Streak'	Silver Streak Flux Lily	M	5G
	Feijoa sellowiana	Pineapple Guava	M	5G
	Muhlenbergia capillaris 'Lensa'	Regal Mist® Pink Muhly Grass	L	5G
	Oenothera lindheimeri	Gaura	L	5G
	Olea europaea 'Mortini' TM	Little Olive Olive	L	5G
	Phormium tenax 'Bounce Baby'	Bronze Baby New Zealand Flax	M	5G
	Rosa floribunda 'Trumpeter'	Rose	M	5G
	<b>VINES</b>			
	Ficus Pumila	Creeping Fig	M	1G
	Parthenocissus tricuspidata	Boston Ivy	M	1G
	<b>GROUND COVERS</b>			
	Lantana montevidensis 'Monna'	White Lightnin' Trailing Lantana	L	1G
	Senecio serpens	Blue Chalksticks	L	Rooted Cutting
	Tracheloperium jasmimoides 'Star'	Star Jasmine	M	5G

\* Provide a 3" thick layer of mulch for all shrub areas; 1 1/2" thick mulch layer for ground cover from rooted cuttings.

### PLANTING CONCEPT

The central planting theme of "Product" is to create an air of individuality within a contiguous landscape community element. This will be achieved by using a combination of plants from the approved plant list for Vernola Ranch. There are five separate categories of shrub types by form. The plant types will lay out as follows: One will be an upright accent type shrub (e.g.: Podocarpus e. 'Monnal') to provide elevation enhancement at corners and entries. The second will be a tall shrubs type (e.g.: Pittosporum tobira). The third will be a medium flowering type shrub (e.g.: Callistemon v. 'Little John'). The fourth low accent type plant (e.g.: Dianella t. 'Silver Streak') and the fifth are the low ground cover plant types (e.g.: Senecio mandraliscae). These are to be used in a manner to create a "layered" landscape design as outlined in the Design Guidelines and will be inserted within the framework of a homogenous planting scheme that will provide the thread that will bring the neighborhood together. These landscape areas are to be HOA maintained.

\* TYPICAL FRONT YARD PLANTING SHOWN IS CONCEPTUAL IN NATURE AND IS REPRESENTATIVE OF THE SCALE OF PLANTING TO BE PROVIDED

## FRONT YARD PLANTING PLAN - TYP.

# L3

**ATTACHMENT NO. 5**

Maintenance Exhibit



### MAINTENANCE LEGEND

- HOA MAINTENANCE
- PRIVATE HOMEOWNER MAINTENANCE

## VERNOLA PA-11 MAINTENANCE EXHIBIT

CITY OF JURUPA VALLEY



NORTH



SCALE : 1"=100'-0"



**S I T E S C A P E S**  
Landscape Architecture  
and Planning

3190-B2 Airport Loop Drive  
Costa Mesa, CA 92626  
Richard Polhamus, License CA-#2782  
(949) 644-9370 (714) 210-3140 FAX  
25-023 07/11/2025

# Staff Report

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DATE: JANUARY 14, 2025  
TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION  
FROM: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR  
BY: ROB GONZALEZ, PRINCIPAL PLANNER  
SUBJECT: **AGENDA ITEM NO. 9**

**A PUBLIC HEARING TO CONSIDER TENTATIVE TRACT MAP NO. 39122 FOR A 90-LOT SINGLE FAMILY DETACHED SUBDIVISION, AND 7 LETTER LOTS, AT PLANNING AREA 14 OF THE VERNOLA RANCH SPECIFIC PLAN LOCATED AT ASSESSOR'S PARCEL NUMBER 160-050-087, AND FIND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162**

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## RECOMMENDATION

That the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC-0005:

- 1. Approving Tentative Tract Map (TTM) No. 39122 for a 90-lot single-family detached residential subdivision, including 7 lettered lots and conceptual grading within the Vernola Ranch Specific Plan, Planning Area 14 (PA-14), a portion of assessor's parcel number 160-050-087, and**
- 2. Adopting a Previous Environmental Determination (PED) for the project, making a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15162, as the project is consistent with the certified Vernola Ranch Specific Plan Environmental Impact Report.**

## PROJECT AREA



The site is located within Planning Area 14 (PA-14) of the Vernola Ranch Specific Plan (VRSP). The Specific Plan designates PA-14 as Medium High Density Residential (MHDR), allowing a residential density of up to eight dwelling units per acre. The MHDR designation permits single-family detached homes as one of the housing product types envisioned in the VRSP. PA-14 has an approved residential capacity of 90 single-family detached lots, along with seven lettered lots, on approximately 11.3 gross acres, resulting in a proposed density of approximately 7.96 dwelling units per acre, which is consistent with the density allowances and land use objectives of the VRSP.

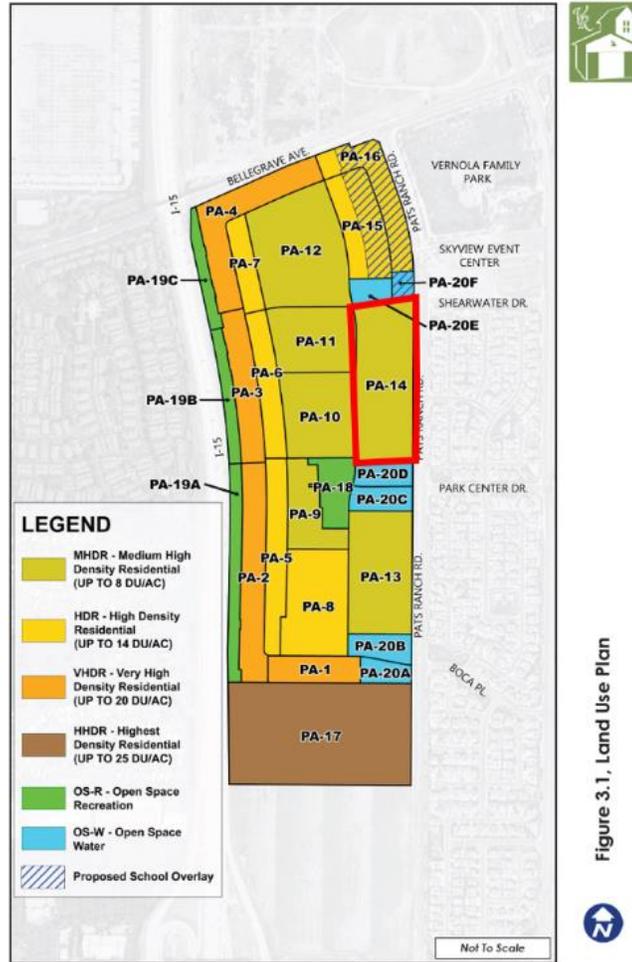
**EXHIBIT NO. 1 - SITE SUMMARY TABLE**

<b>Data</b>	<b>Note</b>
<b>General Plan Designation</b>	<b>Medium High Density Residential (MHDR)</b>
<b>Acres</b>	<b>11.3 Acres</b>
<b>Zoning</b>	<b>Specific Plan Zone</b>
<b>Specific Plan</b>	<b>Vernola Ranch Specific Plan, Planning Area 14</b>
<b>Lots</b>	<b>90</b>

The project is located in the northeast quadrant of the VRSP area. North and south of the site are Planning Areas 20F, 20E, 20D, and 20C, which are designated as OS-W (Open Space – Water) and provide open-space buffers and drainage facilities for the project area. West of the site are Planning Areas 10 (PA-10) and 11 (PA-11), both designated MHDR, which support similar single-family residential development consistent with the VRSP. The project site is served by an internal loop street system that provides direct access to the primary collector, Prairie Ranch Lane, which connects to Wild West Way and Arroyo Canyon Drive, and ultimately to the larger roadway network, including Pats Ranch Road, Limonite Avenue, and Wineville Avenue.



**EXHIBIT NO. 2 - LAND USE PLAN AND PROJECT SITE**



**PROJECT DESCRIPTION**

PA-14 is a proposed residential subdivision located within the northeastern portion of the VRSP area in the City of Jurupa Valley. The project, identified as Tentative Tract Map (TTM) No. 39122, establishes a new single-family neighborhood consisting of 90 residential lots and seven lettered lots, organized around an internal loop street system that connects to Prairie Ranch Lane, which in turn provides direct access to Wild West Way, Arroyo Canyon Drive, and the broader Vernola Ranch roadway network. The tentative map includes associated subdivision improvements such



as landscaped parkways, perimeter walls, common-area features, and HOA-maintained open space areas located adjacent to Planning Areas 20D, 20E, 20F, and 20C.

Lots are arranged along a system of curving local streets and short cul-de-sacs that accommodate a variety of single- and two-story homes on conventional pads. The site design supports private rear yards, individual driveway access, and streetscape continuity consistent with the Specific Plan's MHDR designation.

**Key project features include:**

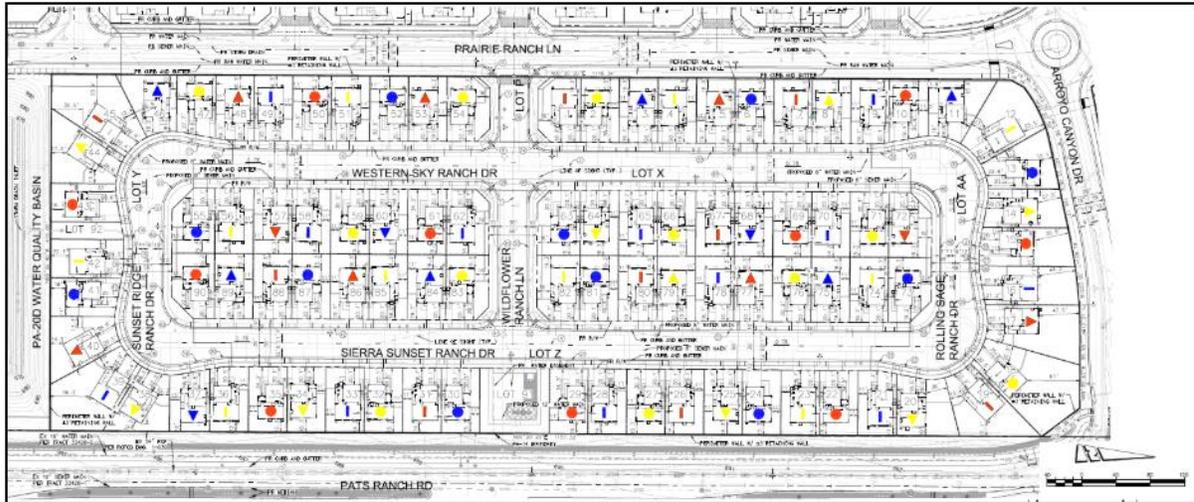
- Internal neighborhood circulation designed to provide safe and efficient access, with direct connectivity to the primary collector, Prairie Ranch Lane, and ultimately Pats Ranch Road, Limonite Avenue, and Wineville Avenue.
- HOA-maintained common areas, including landscaped parkways, decorative walls, and irrigation infrastructure, ensuring cohesive and high-quality neighborhood character.
- Perimeter treatments such as split-face CMU walls, enhanced corner conditions, and select vinyl fencing, offering privacy, durability, and visual consistency along public-facing edges of the subdivision.
- Lot-specific opportunities for front-yard and side-yard landscape installation consistent with the Vernola Ranch plant palette and landscape guidelines, promoting a unified community aesthetic.

The PA-14 TTM represents a key phase in the continued buildout of the Vernola Ranch master-planned community, complementing nearby PA-10 and PA-11 to the west and integrating seamlessly with surrounding open-space areas and drainage corridors to the north and south.





## EXHIBIT NO. 4 - SITE PLAN



### ELEVATIONS

PA-14 features the Millstone single-family product line, which includes Plans 1610, 1863, and 2021. Each floor plan is offered in three architectural styles (American Farmhouse, Tuscan, and American Traditional) providing a varied yet cohesive neighborhood character. These elevations incorporate enhanced detailing such as articulated massing, covered porches, decorative shutters, and material accents that contribute to a visually engaging streetscape along public view corridors.

Exterior materials include a palette of neutral and earth-tone stucco finishes, complemented by board-and-batten siding, horizontal lap siding, and optional stone or brick veneer depending on the selected elevation. Roof materials consist of flat concrete shake or S-tile profiles in charcoal, brown, and blended color tones, creating a consistent architectural theme throughout the planning area.

The distribution of elevation styles is intentionally varied across the subdivision to avoid repetition and to reinforce a high-quality residential environment consistent with the VRSP design guidelines. Together, the three home plans and their associated elevations provide architectural diversity while maintaining a unified neighborhood identity.



**EXHIBIT NO. 5 - PROPOSED ARCHITECTURAL ELEVATIONS**

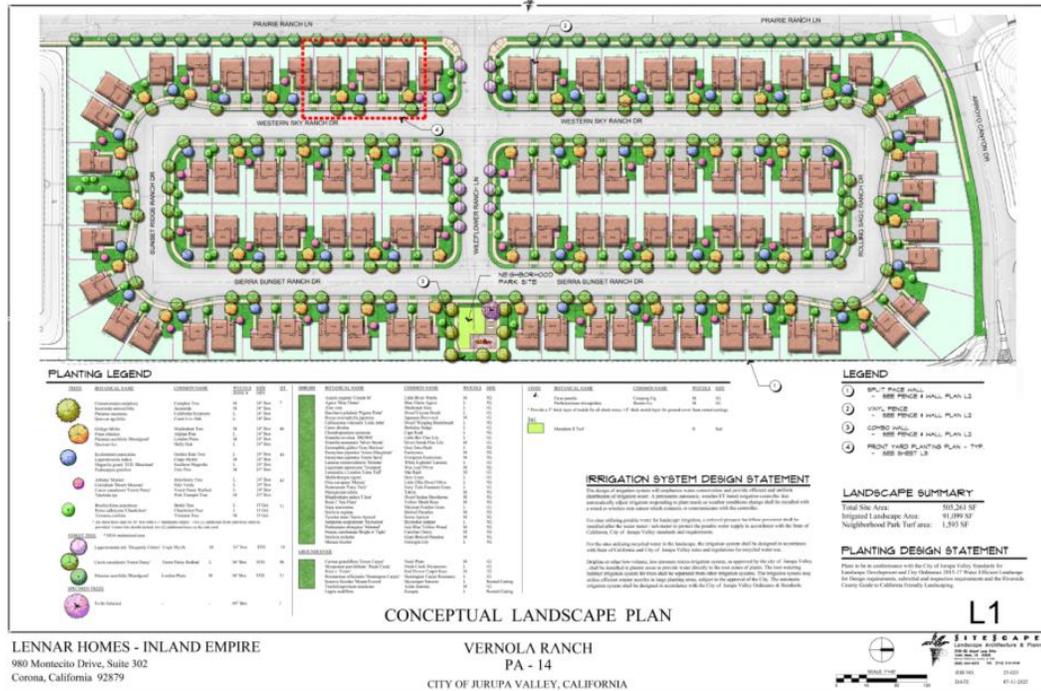


**CONCEPTUAL LANDSCAPE AND WALL PLANS**

The conceptual landscape plan for PA-14 incorporates a consistent neighborhood planting palette featuring a combination of street trees, accent shrubs, and foundation plantings along all public frontages and internal residential streets. Landscaping is integrated into parkway areas, perimeter buffers, and the neighborhood park site located along Sierra Sunset Ranch Drive. The plan includes a mix of drought-tolerant trees and shrubs selected from the City’s approved plant list, with HOA-maintained parkways and front-yard planting areas designed to create a cohesive streetscape character. Perimeter treatments consist of a combination of 6-foot split-face masonry walls, vinyl fencing, and combo walls, as illustrated on Sheet L2, providing visual screening and defining community edges. Irrigation is provided through an automatic, water-efficient system consistent with City standards. Pedestrian gates and return walls are incorporated where needed to accommodate side-yard access and define private open space.



**EXHIBIT NO. 6 - PROPOSED CONCEPTUAL LANDSCAPING**



**ANALYSIS**

- I. **ENVIRONMENTAL REVIEW.** The Previous Environmental Determination (PED) for TTM No. 39122 (MA25066) finds that the proposed 90-lot subdivision with seven lettered lots in PA-14 is consistent with the certified VRSP EIR (Resolution No. 2023-106). The project does not modify Specific Plan boundaries, the approved development program, or previously analyzed infrastructure, and existing site conditions remain substantially unchanged. No new information or circumstances have been identified that would increase the severity of impacts or require additional environmental analysis. All previously adopted plans, policies, programs, and mitigation measures continue to apply. Accordingly, the project remains within the scope of the certified EIR, and no further environmental review is required under CEQA Guidelines Section 15162.
- II. **GENERAL PLAN.** The project is consistent with the General Plan.
  - A. **Land Use Designation.** The General Plan land use designation for the project site is MHDR, which allows up to eight dwelling units per acre. The project demonstrates



consistency with the Land Use Element of the General Plan, including the following policies:

- **LUE 2.3 Infrastructure.** Ensure that circulation facilities, water resources, sewer and storm drainage facilities, and other utilities available or provided by the developer are adequate to meet the demands of a proposed residential land use, in addition to those services and resources required to serve existing residents and businesses.
  - *The project includes required improvements to circulation, water, sewer, and storm drain systems consistent with City and agency standards. All infrastructure will be constructed or extended by the developer to ensure adequate service capacity for the proposed development without adversely affecting existing residents or businesses.*
- **LUE 10.9 Promote Unique Community Character.** Use community plans to promote the development and preservation of unique communities that exhibit a special sense of place and quality of design.
  - *The project contributes to the overall character of Vernola Ranch by implementing cohesive architectural themes, landscaping, and neighborhood design elements that reinforce the Specific Plan's intent to create a distinctive and high-quality residential environment.*

III. **TITLE 7 – SUBDIVISIONS.** TTM No. 39122 complies with the applicable provisions of Title 7 of the Jurupa Valley Municipal Code and the Subdivision Map Act for the proposed 90 single-family residential lots and seven lettered lots within PA-14. The Engineering Department has reviewed the subdivision design, including the internal loop street system. Engineering has also reviewed grading, drainage, and water quality features, including the PA-20D water quality basin and proposed curb-and-gutter improvements along Pats Ranch Road, for consistency with City standards. Recommended conditions of approval address lot design, circulation and access requirements, perimeter wall and fence improvements, grading and drainage standards, and compliance with applicable water quality regulations. Based on the project's conformance with these requirements, the findings necessary for approval of the tentative map can be made and are included in the resolution.

IV. **TITLE 9 – ZONING ORDINANCE.**

- A. **Vernola Ranch Specific Plan.** The project has been reviewed for consistency with the development standards of the VRSP. The table below summarizes the applicable standards



and demonstrates that the proposed subdivision complies with the minimum lot size, width, depth, setback, height, and lot coverage requirements. Overall, the project design meets or exceeds the intent of the specific plan.

- B. Inclusionary Housing Requirement (Chapter 9.267).** The proposed project would be subject to the City's Inclusionary Housing Requirement, which requires seven percent affordable homes. Since the project proposes market-rate housing units, the applicant may also pay an in-lieu fee of \$2.50 per square foot. The project's compliance with the Inclusionary Housing Ordinance is included as a recommended condition of approval.

#### NOTICING REQUIREMENTS

The ten day public hearing notices were sent to surrounding property owners within 1,500 feet (extended to notify additional property owners) of the project site's boundaries. Additionally, legal advertisements were published in the Press Enterprise on January 4, 2025. As of the writing of this report, there have been no comments from the public.

Prepared by:

Submitted by:



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Rob Gonzalez, AICP  
Principal Planner

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Joe Perez  
Community Development Director

Reviewed by:

//ss// Maricela Marroquin

Maricela Marroquin



ATTACHMENTS:

1. Resolution No. PC-0005
  - a. Exhibit A: Conditions of Approval
  - b. Exhibit B: Previous Environmental Document
2. Tentative Tract Map
3. Architectural Plans
4. Conceptual Landscape Plan
5. Maintenance Exhibit



**ATTACHMENT NO. 1**

Planning Commission Resolution

**RESOLUTION NO. PC-0005**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY APPROVING MASTER APPLICATION NO. 25066 CONSISTING OF TENTATIVE TRACT MAP (TTM) NO. 39122 AND APPROVING A PREVIOUS ENVIRONMENTAL DETERMINATION DOCUMENT MAKING A FINDING THAT NO FURTHER ENVIRONMENT REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162**

**THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:**

**Section 1. Previous Project.**

(a) McCune & Associates (the “Applicant”) applied for General Plan Amendment No. 22003; Specific Plan No. 22001 establishing the Vernola Ranch Specific Plan to provide development standards and design guidelines for the Project area; Specific Plan Amendment No. 266A5 to remove Planning Areas 10, 13, 15, and 20 from the I-15 Corridor Specific Plan; Change of Zone No. 22002 to apply Specific Plan zoning; Development Agreement No. 22001; and Tentative Tract Map No. 38504 to implement the Vernola Ranch Specific Plan (MA No. 22153) which consists of approximately 1,576 residential dwelling units (single-family, multi-family, townhomes, and other housing types), recreation areas, a network of trails and parks, internal street network, open space, landscaping, and street improvements, and an overlay for a potential school site located at the northeast portion of the Specific Plan Area (the “Project”). On December 21, 2023, the City Council adopted Resolution Nos. 2023-107, 2023-106, and Ordinance Nos. 2024-05 and 2024-04 approving the Project.

**Section 2. Current Project.**

(b) Lennar Homes (the “Applicant”) applied for Master Application No. 25066 comprised of Tentative Tract Map No. 39122 to subdivide ninety (90) single-family detached lots, along with seven (7) lettered lots in Planning Area 14 organized around an internal loop street system that connects to Prairie Ranch Lane, which in turn provides direct access to Wild West Way, Arroyo Canyon Drive, and the broader Vernola Ranch roadway network. The project is located on a portion of assessor’s parcel number 160-050-087. The tentative map includes associated subdivision improvements such as landscaped parkways, perimeter walls, common-area features, and HOA-maintained open space areas located adjacent to Planning Areas 20D, 20E, 20F, and 20C. (the “Proposed Project”).

**Section 3. Procedural Findings.** The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The application for MA No. 25066 was processed including, but not limited to, a public notice, in the time and manner prescribed by State law and local law, including the California Environmental Quality Act.

(b) On January 14, 2026, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 25066, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing.

(c) All legal preconditions to the adoption of this Resolution have occurred.

**Section 4. Tentative Tract Map.**

(a) The Applicant is seeking approval of Tentative Tract Map No. 39122 a Schedule “A” subdivision to subdivide the project site into ninety (90) parcels and seven (7) lettered lots.

(b) Section 7.05.020.A. of the Jurupa Valley Municipal Code provides that the Jurupa Valley Planning Commission is designated as the “Advisory Agency” charged with the duty of making investigations and reports on the design and improvement of all proposed tentative Schedule “A” maps. Further, Section 7.05.020.A. of the Jurupa Valley Municipal Code provides that the Planning Commission is authorized to approve, conditionally approve or disapprove all such tentative map land divisions and report the action directly to the City Council and the land divider.

(c) Section 7.15.130.A. of the Jurupa Valley Municipal Code provides that within fifty (50) days after the date of filing of a tract map or commercial parcel map, a public hearing on the map must be held before the Planning Commission. Section 7.15.130.B. of the Jurupa Valley Municipal Code provides that after the close of the hearing, the Planning Commission must approve, conditionally approve, or disapprove the proposed tentative map, file notice of the decision with the City Clerk, and mail notice of the decision to the land divider, or his or her authorized agent, and any interested party requesting a copy.

(d) Section 7.15.180 of the Jurupa Valley Municipal Code requires denial of a Tentative Parcel Map if it does not meet all of the requirements of Title 7 of the Jurupa Valley Municipal Code, or if any of the following findings are made:

1) That the proposed land division is not consistent with applicable general and specific plans.

2) That the design or improvement of the proposed land division is not consistent with applicable general and specific plans.

3) That the site of the proposed land division is not physically suitable for the type of development.

4) That the site of the proposed land division is not physically suitable for the proposed density of the development.

5) That the design of the proposed land division or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6) That the design of the proposed land division or the type of improvements are likely to cause serious public health problems.

7) That the design of the proposed land division or the type of improvements will conflict with easements, acquired by the public at large, for access through, or

use of, property within the proposed land division. A land division may be approved if it is found that alternate easements for access or for use will be provided and that they will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.

8) Notwithstanding subsection 5) above, a tentative map may be approved if an environmental impact report was prepared with respect to the project and a finding was made, pursuant to the California Environmental Quality Act (Pub. Resources Code Section 21000 *et seq.*), that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

**Section 5. California Environmental Quality Act.**

(a) On December 21, 2023, the City Council adopted Resolution No. 2023-106 certifying an Environmental Impact Report (“EIR”) (SCH # 2022120318), making findings, adopting a Mitigation Monitoring and Reporting Program, and adopting a Statement of Overriding Considerations for the Project.

(b) The City has caused a Previous Environmental Determination (“PED”) to be prepared, Exhibit “B”. The PED evaluated the Proposed Project against the previous analysis in the EIR, to ensure that the Proposed Project will not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously. It has been determined that the analyses and the conclusions in the EIR remain valid and that the Proposed Project currently under review is “within the scope” pursuant to CEQA Guidelines Section 15162 (a). The Proposed Project does not alter the Specific Plan boundaries, approved unit count, or the previously analyzed infrastructure, and existing site conditions and surrounding land uses remain the same. The Proposed Project seeks to create a tentative tract map to allow for the development of ninety (90) single-family detached lots, along with seven (7) lettered lots in Planning Area 14 and establish organized around an internal loop street system that connects to Prairie Ranch Lane, which in turn provides direct access to Wild West Way, Arroyo Canyon Drive, and the broader Vernola Ranch roadway network. The tentative map includes associated subdivision improvements such as landscaped parkways, perimeter walls, common-area features, and HOA-maintained open space areas located adjacent to Planning Areas 20D, 20E, 20F, and 20C.

(c) The Planning Commission has independently reviewed the Previous Environmental Determination, and based upon the whole record before it, and based on its independent review and judgment, finds that that the Project, is not subject to further environmental review pursuant to the CEQA Guidelines because the Proposed Project would not result in any new significant environmental impacts, substantially increase the severity of previously identified effects, or necessitate implementation of additional or considerably different mitigation measures than those identified in the EIR. The effects of the Proposed Project are substantially the same as those reported for the certified EIR. The effects are within the scope of the analysis contained in the FEIR. The Project does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified in the FEIR, thus no Supplemental or Subsequent Environmental Review is required. Moreover, all previous adopted mitigation measures identified in the Mitigation Monitoring and Reporting Program (“MMRP”) remain applicable and compliance with the MMRP is included as Condition of Approval No. 8.

(d) The custodian of records for the EIR and the certified EIR and PED, and all other materials that constitute the record of proceedings upon which the City Council's action is based, is the Community Development Department of the City of Jurupa Valley. Those documents are available for public review in the Community Development Department at 8930 Limonite Avenue, Jurupa Valley, California 92509.

Section 6. Findings for Approval of Tentative Tract Map. In approving the Tentative Tract Map No. 39122 the Planning Commission of the City of Jurupa Valley finds and determines that:

(a) The proposed land division is consistent with applicable general and specific plans:

1) Under LUE 2.3 Infrastructure, the Proposed Project includes required improvements to circulation, water, sewer, and storm drain systems consistent with City and agency standards. All infrastructure will be constructed or extended by the developer to ensure adequate service capacity for the proposed development without adversely affecting existing residents or businesses.

2) Under LUE 10.9 Promote Unique Community Character, the Proposed Project contributes to the overall character of Vernola Ranch by implementing cohesive architectural themes, landscaping, and neighborhood design elements that reinforce the Specific Plan's intent to create a distinctive and high-quality residential environment.

(b) The design or improvement of the proposed land division is consistent with applicable general and specific plans because the subdivision layout, lot sizes, street configuration, and infrastructure improvements have been designed in accordance with the development standards and policies of the Jurupa Valley General Plan and the Vernola Ranch Specific Plan. The project provides residential lots consistent with the Medium High Density Residential (MHDR) designation, incorporates internal private streets and landscaped parkways that align with the Specific Plan's circulation and design framework, and includes all necessary utilities and drainage facilities to serve the development in a manner compatible with surrounding residential areas.

(c) The site of the proposed land division is physically suitable for the type of development because the Proposed Project site is undeveloped and can physically accommodate the proposed single family residential lots. The Proposed Project site is also physically suitable for the type of development because the site is generally level, located within an urbanized area, and surrounded by compatible residential and open space uses.

(d) The site of the proposed land division is physically suitable for the proposed density of the development because the Proposed Project has a land use designation of MHDR which allows a density range of 5 to 8 dwelling units per acre. The Proposed Project proposes ninety (90) residential lots and seven (7) lettered lots on 11.3 acres which is equivalent to approximately 7.96 dwelling units per acre which is within the density range allowed under the MHDR land use designation.

(e) The design of the proposed land division or proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project site is located within an urbanized area that has been previously disturbed and analyzed under the certified Final Environmental Impact Report (EIR)

for the Vernola Ranch Specific Plan. No sensitive biological resources or habitats are present on the site, and all applicable mitigation measures adopted with the Specific Plan EIR remain in effect. The proposed subdivision and associated improvements are consistent with the previously analyzed development footprint and will not result in new or more severe environmental impacts pursuant to CEQA Guidelines Section 15162.

(f) The design of the proposed land division or the type of improvements is not likely to cause serious public health problems because the Project meets all the standards of Title 7 (Subdivision) of the Municipal Code to ensure the project design meets safety standards.

(g) The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division.

**Section 7. Approval of Master Application No. 25066 with Conditions.**

Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby approves Master Application No. 25066 comprised of Tentative Tract Map No. 39122 to subdivide 11.3 acres into ninety (90) lots for single family detached homes and seven (7) lettered lots generally located at a portion of assessor's parcel number 160-050-08, subject to the conditions of approval attached hereto as Exhibit "A", and find that no further environmental review is required, per the prepared Previous Environmental Determination attached as Exhibit "B".

**Section 8. Certification.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Jurupa Valley on this 14th day of January, 2026.

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Chair

ATTEST:

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Joe Perez  
Secretary of the Planning Commission

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF JURUPA VALLEY        )

I, Joe Perez, Secretary of the Planning Commission of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. PC-0005 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 14th day of January, 2026, by the following vote, to wit:

AYES:            PLANNING COMMISSION MEMBERS:

NOES:            PLANNING COMMISSION MEMBERS:

ABSENT:          PLANNING COMMISSION MEMBERS:

ABSTAIN:         PLANNING COMMISSION MEMBERS:

\_\_\_\_\_  
JOE PEREZ  
SECRETARY OF PLANNING COMMISSION

**ATTACHMENT NO. 1a**

Exhibit A: Conditions of Approval

**MA25066 THE VERNOLA RANCH SPECIFIC PLAN PLANNING AREA 14  
CONDITIONS OF APPROVAL MA25066 (TTM39122)  
JANUARY 14, 2026**

**COMMUNITY DEVELOPMENT DEPARTMENT**

1. **PROJECT PERMITTED.** Master Application (MA) No. 25066, The use hereby conditioned is for Tentative Tract Map No. 39122 (“TTM39122”). TTM39122 is a proposal to subdivide approximately 11.3 acres into 90 single family residential lots, 1 numbered lot for drainage purposes, 1 numbered lot for open space purposes, and 5 lettered lots for streets and utility purposes within Planning Area 14 of the Vernola Ranch Specific Plan (“VRSP”); being a subdivision of Lot 10 of Tract Map No. 38504-1. Tentative Tract Map No. 39122, prepared by Proactive Engineering Consultant dated November 20, 2025, is hereby referenced.
2. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) as amended by these conditions of approval:
  - a. Tentative Tract Map No. 39122 (cover sheet dated: November 20, 2025)
  - b. Architectural Plan Set (cover sheet dated: October 1, 2025)
  - c. Conceptual Landscape Plan (coversheet dated: July 10, 2025, sheets 1-3)
3. **INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the “Indemnitor”), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the “Indemnitees”) from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney’s fees, arising out of either (i) the City’s approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act (“CEQA”), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an “Action”) within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City’s full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.
4. **CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Community Development Director or designee.
5. **FEES.** The approval of MA25066 (TTM39122) shall not become effective until all planning fees have been paid in full.
6. **INCORPORATE CONDITIONS.** **Prior to the issuance of any building permit,** the owner or designee shall include within the first four pages of the working drawings a list of all conditions of

**MA25066 THE VERNOLA RANCH SPECIFIC PLAN PLANNING AREA 14  
CONDITIONS OF APPROVAL MA25066 (TTM39122)  
JANUARY 14, 2026**

approval imposed by the project's final approval.

7. **APPROVAL PERIOD.** An approved or conditionally approved tentative tract map shall expire 36 months after such approval unless within that period of time a final map has been approved and filed with the County Recorder. Prior to the expiration date, the land divider may apply in writing for an extension of time pursuant to Title 7 (Subdivisions), Section 7.15.230 of the JVMC.
8. **MITIGATION MEASURES.** This project shall be subject to, and comply with, all of the mitigation measures set forth in the Environmental Impact Report adopted in connection with the adoption of the project.
9. **GENERAL MAINTENANCE OF PROPERTY.** The project site shall be maintained and be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.
10. **LANDSCAPE MAINTENANCE.** All landscaped areas shall be maintained as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. Irrigation systems shall be maintained as approved on the final landscape and irrigation plans in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation system failures shall be repaired immediately. The canopy trees shall be maintained in a manner that they provide the required shade coverage and encourages the canopy to grow to provide shade. Avoid topping trees or pruning the trees in a manner that the trees do not achieve mature height and form.
11. **ENHANCED ELEVATIONS.** All building elevations facing a public street, or within public view, shall have enhanced architecture, such as additional materials and/or colors and variation in height. **Prior to the issuance of the first building permit,** the architectural plans that satisfy this condition shall be approved through a Site Development Permit by the Community Development Director.
12. **TREES IN STREETSCAPE.** All trees in the parkway and setback abutting a street shall be a minimum of 36" box in size.
13. **PLANNING REVIEW OF GRADING PLANS.** **Prior to the issuance of any grading permit,** the aesthetic impact of slopes and grade differences where the project adjoins streets or other properties shall be approved by the Community Development Director.
14. **ON-SITE LANDSCAPING.** **Prior to the issuance of the first building permit** of the development project, a "Professional Services" (PROS) application shall be approved by the Community Development Director. The PROS application, with required fee, shall include the following items:
  - a. Final (construction set) on-site landscape and irrigation plans;
  - b. Completed City Agreement for Landscape improvements
  - c. City Faithful Performance Bond for Landscape improvements; performance bond shall be posted at 110% of the total cost approved estimate of landscaping, irrigation, labor, and one-year maintenance. The Community Development Director may consider a cash bond if appropriate.

**Prior to the issuance of the first Certificate of Occupancy for MA25066 (TTM39122) the following events shall be satisfied in the order listed:**

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- d. **Substantial Conformance Letter:** The Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley Planning Division after the landscape architect has been deemed complete and the installation is in conformance to the approved plans.
  - e. **City Inspection:** The City landscape architect shall conduct an inspection of the installation to confirm the landscape and irrigation plan was constructed in accordance to the approved plans. Applicant shall pay any fees associate with the City inspection(s).
15. **GRAFFITI PROTECTION FOR WALLS.** Plans that include anti-graffiti coating or protection for the exterior side of all perimeter walls and exterior of building walls to half the height of the structure, or 12 feet, whichever is greater, shall be approved by the Community Development Director **prior to the issuance of any building permit.** The wall coating shall be completed **prior to the issuance of the first Certificate of Occupancy.** Graffiti shall be removed from the property within 24 hours of receiving notice from the City.
  16. **OUTDOOR LIGHTING.** All outdoor lighting fixtures shall be maintained in good condition. Light fixtures shall be shielded to prevent any light to flood onto adjacent properties. A photometric plan and exhibits of lighting fixtures shall be approved by the Community Development Director **prior to the issuance of any building permit.**
  17. **WALL AND FENCE PLAN.** A Wall & Fence plan, including elevations, colors, and materials, shall be approved by the Community Development Director **prior to the issuance of any building permit.**
  18. **JURUPA AREA RECREATION AND PARK DISTRICT (JARPD).** **Prior to the issuance of any building permit,** the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.
  19. **JARPD CFD.** **Prior to the issuance of any building permit,** the applicant shall annex into the existing Jurupa Area Recreation and Park District (JARPD) District-Wide Community Facilities District (CFD) or form a new Community Facilities District (CFD) to contribute to the cost of park maintenance.
  20. **IMPACT FEES.** The applicant shall the pay the following impact fees (unless exempt) in accordance to Title 3 of the Municipal Code:
    - a. **Development Impact Fee (DIF) Program.** The applicant shall pay any owed DIFs by the required deadline pursuant to Chapter 3.75 of the Jurupa Valley Municipal Code.
    - b. **Multiple Species Habitat Conservation Plan Mitigation (MSHCP) Fee.** The applicant shall pay any owed MSHCP fees by the required deadline pursuant to Chapter 3.80 of the Municipal Code.
    - c. **Transportation Uniform Mitigation Fee (TUMF) Program.** The applicant shall show proof of payment of TUMF fees by the required deadline pursuant to Chapter 3.70 of the Municipal Code.
    - d. **Road, Bridge Benefit District Fee (RBBB) Program.** The applicant shall show proof of payment of RBBB fees.
  21. **INCLUSIONARY HOUSING REQUIREMENT AND AFFORDABLE HOUSING IN-LIEU FEE.** The project is subject to Chapter 9.267, Inclusionary Housing Requirement and Affordable Housing In-Lieu Fee. All requirements must be satisfied in accordance with the deadlines adopted in the code.
    - a. **PROS Application.** The applicant shall submit a Professional Services Agreement with

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required fee for the review of documents and agreements related to satisfying the Inclusionary Housing Requirement.

- b. **Prior to the issuance of any building permit**, the following items shall be satisfied:
  - i. **Approval of an Inclusionary Housing Plan**. The Plan shall consist of all the required items stated in the Administrative Guidelines. The Plan shall be approved by the Community Development Director with an option to refer to City Council for approval.
  - ii. **Payment of an In-lieu fee (if applicable)**. If the applicant chooses to satisfy the inclusionary housing unit requirements through payment of an in-lieu fee, it shall be paid prior to the issuance of any building permit.
  - iii. **Affordability Agreement Approval & Recordation (if applicable)**. The Agreement shall be approved and recorded prior to the issuance of the building permit. If the project includes an approved tentative map, the Affordability Agreement must be approved and recorded with an approved final map.
- c. **Prior to the issuance of any Certificate of Occupancy**, the implementation of the approved Inclusionary Housing Plan must be satisfied.

22. **OWNERSHIP AND MAINTENANCE OF COMMON AREA**. Covenants, Conditions, and Restrictions (CC&Rs) shall be approved by the Community Development Director and City Engineer **prior to recordation of the final map**, providing for maintenance of the property in perpetuity. The CC&Rs shall, at a minimum, include provisions such as the following items unless it is deemed unnecessary by the Community Development Director:

- a. Formation of a Permanent Organization for the ownership and maintenance of all common areas including, but not limited to, landscaping, parking areas, and circulation systems (areas) in perpetuity.
- b. The CC&Rs shall identify the common areas for ownership and maintenance. The common areas shall include the following applicable items:
- c. Access and Circulation Areas
- d. Drainage Facilities
- e. Landscaping and Irrigation
- f. On-site Lighting Fixtures
- g. Walls and Fences
- h. Community signage
- i. All on-site storm water and water quality management post-construction facilities and features (BMPs) shall require maintenance by the property owner(s). Regulations for operations and maintenance shall be clearly stated in the CC&Rs.
- j. A cross-lot drainage easement/agreement shall be required among parcel(s).
- k. A reciprocal access easement shall be required among parcel(s).
- l. Other items the Community Development Director and City Engineer deem appropriate.

23. **SALE OF INDIVIDUAL BUILDINGS**. No structure constructed on Project site may be sold until the

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subject Project on which the structure is located is divided and a final map recorded in accordance with the City’s subdivision regulations such that the structure is located on a separate legally divided parcel.

**ENGINEERING DEPARTMENT**

**1. GENERAL REQUIREMENTS (ENGINEERING)**

- 1.1. The use hereby conditioned is for Tentative Tract Map No. 39122 (“TTM39122”). TTM39122 is a proposal to subdivide approximately 11.3 acres into 90 single family residential lots, 1 numbered lot for drainage purposes, 1 numbered lot for open space purposes, and 5 lettered lots for streets and utility purposes within Planning Area 14 of the Vernola Ranch Specific Plan (“VRSP”); being a subdivision of Lot 10 of Tract Map No. 38504-1. Tentative Tract Map No. 39122, prepared by Proactive Engineering Consultant dated November 20, 2025, is hereby referenced.
- 1.2. This project is part of a planned development, MA22153. Applicant shall reference all required public master improvements set forth in the Conditions of Approval for MA22153 (TTM38504).
- 1.3. The project shall comply with the State of California Subdivision Map Act, the City of Jurupa Valley Municipal Code, the provisions of the Development Agreement No. 22001 (“DA22001”) and Vernola Ranch Specific Plan (“SP22001”), unless otherwise modified by the conditions listed herein.
- 1.4. The conditions hereon will be valid and in effect only after Tract Map No. 38504-1 has been recorded.
- 1.5. The site is within RCFC&WCD Day Creek Master Drainage Plan (“MDP”) and is adjacent to Line J of this MDP. The proposed development is part of two drainage areas within the VRSP and shall discharge into a detention/water quality basin within the VRSP and will ultimately discharge into Line J of the MDP located along Pats Ranch Road.
- 1.6. An encroachment permit shall be required for any work within Riverside County Flood Control and Water Conservation District (“RCFC&WCD”) right-of-way or involving RCFC&WCD facilities. The encroachment permit application shall be processed after the improvement plan is approved by the City of Jurupa Valley.
- 1.7. An encroachment permit shall be required for any work within Jurupa Community Service District (“JCSD”) right-of-way or involving JCSD facilities. The encroachment permit application shall be processed after the improvement plan is approved by the City of Jurupa Valley.
- 1.8. All water (for potable, recycled water and fire protection purposes) and sanitary sewer facilities shall be designed and constructed in accordance with JCSD Master Plans, ordinances, resolutions, and/or latest JCSD standards specifications. The Applicant shall consult with JCSD regarding materials, design, regulatory permitting, and transfer of right-of-way.

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- 1.9. All required mitigations for any shall be satisfied in accordance with the Environmental Mitigation & Monitoring Reporting Program.

**2. PRIOR TO GRADING PERMIT (ENGINEERING)**

- 2.1. In compliance with Jurupa Valley Municipal Code, Chapter 8.70, no grading permit shall be issued until the Tentative Tract Map (TTM) and all other pertinent Planning permits are approved and are in effect.
- 2.2. A grading permit shall be required. All grading shall conform to the California Building Code, as adopted by the City of Jurupa Valley, the City's Municipal Code Title 8, Riverside County Ordinance 787 Section 7701, the Specific Plan, and all other relevant laws, rules, and regulations governing grading in the City of Jurupa Valley and State of California. Grading shall be performed in accordance with the recommendations of the approved project-specific geotechnical report, Updated Geotechnical and Infiltration Evaluation for Vernola Ranch, and grading plan.
- 2.3. A master Water Quality Management Plan (WQMP") was prepared for the entire VRSP area by Proactive Engineering Consultants, Inc. and is currently in review under GP24-026. Project shall be consistent with the Master WQMP or shall submit a revised WQMP if there are any deviations from the approved report.
- 2.4. A preliminary drainage report was previously prepared for the entire VRSP area. A final drainage report to support Tract No. 38504 Improvements prepared by Proactive Engineering Consultants, Inc. and dated June 30, 2025, was provided for planning purposes and shall be submitted for review and approval. Project shall be consistent with the master drainage report or shall submit a revised report if there are any deviations from the approved report.
- 2.5. The 10-year storm flow shall be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria are exceeded, additional drainage facilities shall be installed.
- 2.6. A preliminary geotechnical evaluation was previously prepared for the entire VRSP area. A final geotechnical and infiltration report prepared by Geotek, Inc. and dated June 4, 2025, was provided for planning purposes and shall be submitted for review and approval.
- 2.7. The Applicant shall submit a precise grading plan in conformance with the approved Vernola Ranch – TR 38504-1 Rough Grading Plan (GP24-026) for review and approval of the City Engineer. Securities, in the form of a cash deposit (preferable), bond, or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project and the implementation and maintenance of erosion control measures.
  - 2.7.1. The grading plan shall be prepared under the supervision of a civil engineer licensed in the state of California (Project Civil Engineer) and he/she must sign the plan. The printed name and contact information of the Project Civil Engineer shall be included on the face of the grading plan. The grading plan shall be approved by the City Engineer.

The grading plan shall provide for acceptance and proper disposal of all offsite drainage flowing onto or through the site. Should the quantities of flow exceed the

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capacity of the conveyance facility, the Applicant shall provide adequate drainage facilities and/or appropriate easement(s), if necessary, as approved by the City Engineer.

- 2.7.2. The grading plan shall provide for protection of downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by constructing interim drainage facilities, if necessary, as approved by the City Engineer.
- 2.7.3. Temporary erosion control measures shall be implemented immediately following grading to prevent transport and deposition of earthen materials onto downstream/downwind properties, public rights-of-way, or other drainage facilities. Erosion Control Plans showing these measures shall be submitted along with the grading plan for approval by the City Engineer.
- 2.8. Benches shall be provided at the top of slopes and shall be a minimum of 2-feet wide.
- 2.9. Runoff shall not flow over cut or fill slopes which are greater than a five to one (V:H) ratio and shall comply with Section 8.70.230 of the City's Municipal Code.
- 2.10. Slopes along the subdivision's southerly boundary shall be privately maintained by a Homeowner's Association (HOA).
- 2.11. Lots where any retaining walls and/or free-standing walls are proposed will require separate permits.
- 2.12. A hauling permit shall be required for the import/export of more than five hundred (500) cubic yards of earth material using City streets. The import/export location and the haul route shall be reviewed and approved by the Engineering Department. If the import/export location is outside of City limits, the Applicant shall provide evidence that the jurisdictional agency has provided all necessary approvals for import/export to/from the site.
- 2.13. Any required post-construction water quality surface features and facilities such as basins and bio-swales shall be designed and installed per approved master WQMP and approved by the Engineering Inspector.
- 2.14. All improvements plans required for this project and contained herein shall be submitted and substantially complete to the satisfaction of the City Engineer.

**3. PRIOR TO TRACT MAP RECORDATION (ENGINEERING)**

- 3.1. No Final Tract Map shall be recorded until all other related Planning cases are approved, unless otherwise approved by the City Engineer.

After approval of the tentative map and prior to the expiration of said map, the Applicant shall cause the real property included within the tentative map exhibit, or any part thereof, to be surveyed; and a Final Tract Map thereof shall be submitted for approval in accordance to the City Engineer's requirements, conditions of tentative map approval, the Specific Plan, and in accordance with the provisions of the Development Agreement, City of Jurupa Valley

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Municipal Code Chapter 7.20, and the Subdivision Map Act. All processing shall be through the City of Jurupa Valley.

- 3.2. After recordation, a digital (PDF) copy of the recorded map shall be submitted to the City.
- 3.3. It is expected that the tentative map exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses, and that the omission or unacceptability may require that the Applicant amend or revise the tentative map as may be necessary to allow a finding on the final map of substantial conformance.
- 3.4. Prior to map approval, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer and shall be shown on the Final Map in accordance with these conditions of approval and Title 7 of the Municipal Code.
- 3.5. Internal public streets to the subdivisions identified as Street "X" (Lot X), Street "Y" (Lot Y), Street "Z" (Lot Z), Street "P" (Lot P), and Street "AA" (Lot AA) shall be Local Streets and shall be dedicated with a 56-ft ultimate right-of-way on the Final Tract Map.
- 3.6. Corner cut-backs shall be dedicated per Riverside County Road Standards Plan No. 805.
- 3.7. All public improvements plans shall be approved by the City Engineer in order to execute the Subdivision Improvement Agreement.
- 3.8. The Applicant shall submit improvement plans for the following improvements and any improvements necessary to serve the development including, but not limited to, street improvements, signing and striping, streetlights, landscape and irrigation system, storm drain, water system, and sanitary sewer system. All improvements plans shall be processed through the City for approval of the City Engineer.
  - 3.8.1. Pats Ranch Road from Park Center Drive to Shearwater Drive shall be constructed in conformance with MA22153 Conditions of Approval.
  - 3.8.2. Prairie Ranch Lane, shown as Street "E", along project frontage shall be constructed in conformance with MA22153 Conditions of Approval.
  - 3.8.3. Wild West Way, shown as Street "F", along project frontage shall be constructed in conformance with MA22153 Conditions of Approval.
  - 3.8.4. Arroyo Canyon Drive, shown as Street "G", along project frontage shall be constructed in conformance with MA22153 Conditions of Approval.
  - 3.8.5. Street "X", "Y", "Z", "P", and "AA" (public) shall be constructed as a Local Street, which consists of a 36-ft paved section within 56-ft full-width right-of-way. The parkways shall include 5-ft sidewalk, 5-ft landscaped parkway, streetlights, driveway approaches, curb and gutter.
  - 3.8.6. The roundabout at Pats Ranch Road and Shearwater Drive shall be constructed in conformance with MA22153 Conditions of Approval. The roundabout at Pats

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- Ranch Road and Park Center Drive shall be constructed in conformance with MA22153 Conditions of Approval.
- 3.8.7. The roundabout at Prairie Ranch Lane and Arroyo Canyon Drive shall be constructed in conformance with MA22153 Conditions of Approval.
  - 3.8.8. Parking on both sides of a 36-foot wide roadway will be permitted only if allowed the Fire Department in their conditions of approval.
  - 3.8.9. Drainage facilities such as storm drain lines and catch basins shall be constructed and shall tie into the storm drain network that will ultimately discharge to Detention/Water Quality Basin D.
  - 3.8.10. Proposed sewer and water main lines shall be constructed and tie into the sewer and water network as approved by Jurupa Community Services District (“JCSD”).
- 3.9. All plans shall be prepared in accordance with the Riverside County Transportation Department “Improvement Plan Check Policies and Guidelines” as adopted by the City Engineer.
- 3.9.1. Separate street improvement plans shall be submitted for review and approval of the City Engineer. Street improvements shall include, but not limited to, pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, driveway approaches, curb ramps, under sidewalk drains, medians, and pavement tapers/transitions as appropriate.
  - 3.9.2. Signing and striping plans may be shown on the street improvement plans and shall be prepared to extend to join existing, as approved by the City Engineer. The
  - 3.9.3. Separate streetlight plans shall be prepared in accordance with the City’s Municipal Code and Riverside County Ordinance 460. Streetlights shall be provided in all public streets within the project area in conformance with Riverside County Standard Plan No. 1000.
  - 3.9.4. Separate plans for landscaping and irrigation within the public right-of-way and water quality BMPs shall be submitted for review and approval of the City Engineer. The improvements shall comply with Riverside County Ordinance 461, as adopted by the City, “Comprehensive Landscaping Guidelines and Standards”, and Riverside County Ordinance 859, as adopted by the City. Adequate sight distance shall be provided per Riverside County Standard Plan No. 821.
  - 3.9.5. Separate storm drain plans be submitted for review and approval of the City Engineer.
  - 3.9.6. Separate sewer and water system plans shall be submitted for review approval of the City Engineer and JCSD. Water improvement plans showing location of fire hydrants shall be approved by the Fire Department. Necessary easements for sewer and water systems on-site, as determined by JCSD, shall be shown on the Final Tract Map “to be dedicated by separate instrument”.

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- 3.10. Prior to the approval of improvement plans and issuance of an encroachment permit, a temporary traffic control plan shall be submitted for review and approval of the City Engineer.
- 3.11. The project is within an existing community facility district (CFD) for the maintenance and operation of traffic signals, open space, landscaping and irrigation systems, BMPs features and facilities, trails, lighting, entry monuments, graffiti abatement and other improvements in the public right-of-way along Pats Ranch Road, as approved by the City Engineer.
- 3.12. The project shall annex into an existing community facility district (CFD) for public safety services.
- 3.13. A maintenance agreement shall be recorded for the maintenance of the landscaping and irrigation systems of the parkway in the public right-of-way.

**4. PRIOR TO ISSUANCE OF BUILDING PERMIT (ENGINEERING)**

- 4.1. All grading in accordance with the approved plan, the City of Jurupa Valley Municipal Code Chapter 8.70, and all other applicable requirements, shall be completed to the satisfaction of the City Engineer.
- 4.2. The Project geotechnical/soils engineer shall provide a Final Grading Certification, certifying to the completion of the grading in conformance with the approved grading plans, the recommendation of the Geotechnical/Soils report approved for this project and the California Building Code.
- 4.3. A licensed land surveyor or civil engineer shall certify the completion of grading in conformance with the lines and grades shown on the approved grading plans.
- 4.4. The engineer of record shall provide a copy of the Precise Grading Certification for each lot and/or phase.
- 4.5. The Project Civil Engineer shall provide Record ("As-built") Drawings of grading plan.
- 4.6. Offsite required post-construction water quality Best Management Practices (BMPs) facilities and features shall be constructed.
- 4.7. All utility extensions required shall be placed underground unless otherwise specified or allowed by these conditions of approval.
  - 4.7.1. Utility extensions from the mainline or other points of connection within the public right-of-way require that the Applicant obtain an Encroachment Permit from the Engineering Department. The City shall make a final inspection of work to verify that any impacts that the work might have had to other City owned infrastructure is restored or repaired to the satisfaction of the City Engineer.
- 4.8. The subdivision is within Zone E of the Riverside County Mira Loma Road and Bridge Benefit District and shall pay applicable road improvement fees prior to building permit issuance.

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- 4.9. Prior to issuance of a building permit, a project-specific infrastructure plan identifying the necessary public infrastructure to support and provide access to project site shall be submitted for review and approval by the City Engineer.
- 4.10. The Applicant shall pay the RCFC&WCD Area Drainage Plan (ADP) fees for the Day Creek drainage area in the amount of \$9,262 per acre. A receipt copy of the paid fees must be provided to the City.
- 4.11. Prior to issuance of a building permit for a single-family dwelling unit, a 208/240-volt branch circuit (40 amperes minimum) shall be installed in the garage of each single-family dwelling unit.

**5. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (ENGINEERING)**

- 5.1. Prior to the first occupancy, all improvements and offsite improvements necessary to serve the development shall be completed and accepted by the City.
- 5.2. Prior to the first occupancy, Applicant shall ensure that all streetlights within the public right of way are energized.
- 5.3. Prior to the first certificate of occupancy, Applicant shall obtain acceptance of applicable water and sewer improvements by JCSD. Written proof shall be provided to the Engineering Department.
- 5.4. The Applicant shall comply with the provisions of Riverside County Ordinance No. 659 (Development Impact Fees, DIF), as adopted by the City, or later ordinance adopted by the City, which requires the payment of the appropriate fee set forth in the Ordinance in accordance with the fee schedule in effect at the time of the final inspection.
- 5.5. The engineer of record shall provide a copy of the Precise Grading Certification for each lot and/or phase.
- 5.6. The Applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of the final inspection.
- 5.7. A traffic study, titled *Vernola Ranch Specific Plan Traffic Impact Analysis* and dated March 2023, was prepared by Webb Associates. Project shall make fair share contributions, as applicable, and complete improvements in conformance with the study's findings.

**The Applicant hereby agrees that these Conditions of Approval are valid and lawful and binding on the Applicant, and its successors and assigns, and agrees to the Conditions of Approval.**

Applicant's name (Print Form): \_\_\_\_\_

Applicant's name (Signature): \_\_\_\_\_

Date: \_\_\_\_\_

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**ATTACHMENT NO. 1b**

Exhibit B: Previous Environmental Documents

# Previous Environmental Document

**MA25066  
for  
Tentative Tract Map No. 39122  
Consistency with Approved Vernola Ranch Specific Plan**



## Lead Agency

City of Jurupa Valley  
8390 Limonite Avenue  
Jurupa Valley, CA 92509  
Contact: Rob Gonzalez, Principal Planner  
(951) 332-6464  
[rgonzalez@jurupavalley.org](mailto:rgonzalez@jurupavalley.org)

## Project Proponent:

Anthony P. Vernola Trust  
PO Box 1295  
Corona, CA. 92878  
**October 8, 2025**

## 1.0 DETERMINATION

Based on the evaluation in this document, I find that no substantial changes are proposed in the Project and there are no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous Environmental Impact Report (EIR) due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the Project is "within the scope" of the previously adopted CEQA document. According to PRC §21166 and CEQA Guidelines §15162, CEQA does not require the preparation of any further environmental review.



City of Jurupa Valley

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**Signature**

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**Lead Agency**

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Joe Perez, Community Development Director

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October 8, 2025

**Printed Name/Title**

**Date**

## 2.0 PREVIOUS ENVIRONMENTAL DOCUMENT REVIEW (PED)

Once an environmental impact determination under the California Environmental Quality Act (CEQA) has been approved or certified for a project, no further action is required unless further discretionary approval for that project is required. CEQA Guidelines §15162 *Subsequent EIRs and Negative Declarations*, allows a previously adopted EIR or MND to be used as the environmental assessment for a project requiring further discretionary approval if it is determined that the Project currently under review does not propose substantial changes to the previously adopted or certified CEQA documentation that would:

- 1) Create one or more new significant impacts.
- 2) Create impacts that are more severe.
- 3) Require major revisions to the CEQA document.

This PED has been prepared to determine if the request for Tentative Tract Map (TTM) 39122 which includes the development of 90 lots for single family detached residential units is within the scope of the analysis contained in the *Final Environmental Impact Report (EIR), Master Application 22153, General Plan Amendment 22003 and 21009, Specific Plan Amendment No. 266A5, Change of Zone 22002, Vernola Ranch Specific Plan 22001, Tentative Tract Map 38504, and Development Agreement 22001, with the EIR being Certified by the City Council on December*

21, 2023 by Resolution No. 2023-106, and adopting Resolution 2023-108 to approve GPA 22003 and 21009, and adopting Resolution 23-107 adopting SP 22001, SPA 266A5, and TTM 38504, and adopting Resolution 2024-05 approving DA 22001, and the approval of CZ 22001 to ensure that by approval of TTM 39122 for the development of 90 lots for single family detached residential units, the Project does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously.

The previously certified Final EIR is on file with the City of Jurupa Valley Community Development Department, 8930 Limonite Avenue, Jurupa Valley, CA 92509, and is hereby incorporated by reference according to CEQA Guidelines Section 15150.

### 3.0 PROJECT DESCRIPTION

The Vernola Ranch Specific Plan (hereafter “SP Area”) proposed 1,576 residential dwelling units (single-family, multi-family, townhomes, and other housing types), recreational areas, a network for trails & parks, internal street network, open space, landscaping and street improvements, and included an overlay for a potential school site located in the northeast portion of the SP Area.

The approved Tentative Tract Map (TTM) 38504 was proposed to subdivide the 200.7-acre Project site and create Planning Areas and phasing. Which will include 36 acres south of the SP Area. As shown in Figure 3-16, *Tentative Tract Map (1 of 2)* and Figure 3-17, *Tentative Tract Map (2 of 2)*. The Assessor’s Parcel Numbers (APNs) for the Project site are: 160-050-005, 160-050-012, 160-050-023, 160-050-063, 160-050-070, 160-050-067, 160-050-068, 160-050-072, 160-050-073, and 160-050-074 with the 36-acres south of the SP Area including APNs 160-050-005, -012, -073, and -074.

This request to amend TTM 39122 into the development of 90 lots for single family detached residential units is consistent with the approved Vernola Ranch Specific Plan and underlying TTM 38504, and associated phasing plan. The request does not propose changes in the SPA boundaries, change the number of buildings or units approved, or propose any changes to infrastructure or utilities that are different than the previously approved Vernola Ranch Specific Plan.

### 4.0 ANALYSIS

#### Previously Identified Environmental Impacts

The certified EIR determined that development accommodated by the previously approved Specific Plan including the TTM would result in **no impacts or less than significant** environmental impacts under the following issue areas: Aesthetics, Energy, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, and Utility and Service Systems.

The certified EIR determined that the development accommodated by the previously approved Specific Plan including the TTM would result in **potentially significant impacts** to Biological Resources, Cultural Resources (archaeological resources), Geology and Soils (sub-surface paleontological resources), Hazards and Hazardous Materials, and Tribal Cultural Resources. Required mitigation measures for each issue area impact(s) were determined to be **less than significant with mitigation incorporated**.

The certified EIR determined that the development accommodated by the previously approved Specific Plan including the TTM would result in **potentially significant impacts**: Air Quality, Greenhouse Gas Emissions, and Transportation. With implementation of required mitigation measures available impact(s) were determined remain **significant and unavoidable**.

The certified EIR determined that the development accommodated by the previously approved Specific Plan including the TTM would result in **potentially significant impacts**: Agriculture and Forestry Resources. There were no feasible mitigation measures available for Agriculture and Forestry Resources and impact(s) were determined to be **significant and unavoidable**.

### Current Environmental Impacts

When the Specific Plan and TTM were approved in 2024, the Project was occupied by the Vernola Ranch with an active corn field and associated structures. The site was disturbed/developed with farming support structures and storage/staging facilities on the northern portion of the Project site. There were two residences and two modular homes on the Project site that were used for offices and storage facilities.

The physical setting for the Project has not significantly changed since the certification of the EIR and adoption of the Specific Plan and TTM on December 21, 2023. The Project site remains occupied by the Vernola Ranch. The site currently remains disturbed/developed with farming support structures and storage/staging facilities on the northern portion of the Project site, and none of the surrounding land uses have changed since then. In addition, there have been no new development in the immediate Project area that would affect the physical environment surrounding the Project site. Mass grading operations are in process on the Project site and, the environmental impacts identified in 2023 remain the same as indicated in the aerial photographs from 2022 and 2025 in Exhibits 4.0-1 and 4.0-2.

**Exhibit 4.0-1 Aerial Photograph June 2023**



Source Google Earth Pro

**Exhibit 4.0-2 Aerial Photograph October 2025**



Source Google Earth Pro

**Applicability of the 2023 Certified Final EIR**

This request to amend TTM 39122 into the development of 90 lots for single family detached residential units is consistent with the approved Vernola Ranch Specific Plan and underlying TTM 38504, and associated phasing plan. The request does not propose changes in the SPA boundaries, change the number of buildings, or units approved, or propose any changes to infrastructure or utilities that are different than the previously approved Vernola Ranch Specific Plan and analyzed in the certified EIR. The Mitigation and Monitoring Program adopted on December 21, 2023, remains in full force and applies to the Project.

The Community Development Department, through Interagency Development Review Process, has determined that there are no new or substantially different issues raised by the Project, including, but not limited to, ability to serve with utilities (line extensions, etc.), access problems (fire trucks, emergency access, traffic safety), drainage, water quality, grading, or requirements to dedicate and improve public facilities or roads, that would result in physical impacts to the environment.

If approved, the Project will incorporate the following as required by the adopted Mitigation Monitoring and Reporting Program (MMRP) adopted with the IS/MND:

- **Plans, Policies, or Programs** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project-based on federal, state, or local law currently in place, which effectively reduce environmental impacts.
- **Mitigation Measures (MM)** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts; mitigation measures are proposed in accordance with the provisions of CEQA. The MMs are summarized below.

**Table 1. Summary of Impacts and Mitigation Measures**

Environmental Topic/Threshold	Mitigation Measures (MM) Required to Reduce Impact	Level of Significance
<b>Air Quality</b>		
<p><b>4.3 (a):</b> Would the Project conflict with or obstruct implementation of the applicable air quality plan?</p>	<p><b><i>MM 4.3-1 Minimize Construction Emissions.</i></b> Prior to the issuance of grading permits, the City Engineer shall confirm that the Grading Plan, Building Plans and Specifications require all construction contractors to incorporate the following measures to minimize construction emissions.</p> <ol style="list-style-type: none"> <li>1. All off-road diesel-powered construction equipment greater than 50 horsepower meets California Air Resources Board Tier 4 Final off-road emissions standards or incorporate CARB Level 3 Verified Diesel Emission Control Strategy (VDECS). Requirements for Tier 4 Final equipment and the option for Level 3 VDECS shall be included in applicable bid documents</li> </ol>	<p><b>Significant and Unavoidable</b></p>

	<p>and successful contractor(s) must demonstrate the ability to supply such equipment. A copy of each unit's Best Available Control Technology (BACT) documentation (certified tier specification or model year specification), and CARB or South Coast AQMD operating permit (if applicable) shall be provided to the City at the time of mobilization of each applicable unit of equipment. This equipment shall be used when commercial models that meet the construction needs of the proposed Project are commercially available from local suppliers/vendors. The determination of commercial availability of such equipment shall be made by the City, based on applicant-provided evidence from expert sources, such as construction contractors in the region.</p> <ol style="list-style-type: none"><li>2. The maximum daily disturbance area (actively graded area) shall not exceed 4 acres per day.</li><li>3. Construction equipment shall be properly maintained according to manufacturer specifications.</li><li>4. All diesel-powered construction equipment, delivery vehicles, and delivery trucks shall be turned off when not in use. On-site idling shall be limited to three minutes in any one hour.</li><li>5. Construction on-road haul trucks shall be model year 2010 or newer if diesel-fueled.</li><li>6. Information on ridesharing programs shall be made available to construction employees.</li><li>7. During construction. Lunch options shall be provided onsite.</li><li>8. A publicly visible sign shall be posted at the primary construction entrance with the telephone number and person to contact regarding dust complaints per SCAQMD Standards.</li><li>9. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet-powered vacuum street sweepers at least once per day. The use of dry power sweeping shall be prohibited.</li><li>10. All vehicle speeds on unpaved roads, driveways, or driving surfaces shall be limited to 15 mph.</li><li>11. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.</li><li>12. Building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.</li><li>13. A publicly visible sign shall be posted with the telephone number and the name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The phone number of the South Coast AQMD shall also be visible to ensure compliance.</li></ol>	
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	<p><b>MM 4.3-2:</b> The City Public Works and Engineering Department shall verify before issuance of all residential building permits that where appliances are installed by residential project developers, Energy Star-rated appliances (or other equivalent technology) for clothes washers, dish washers, refrigerators, and ceiling fans shall be installed in the residences.</p> <p><b>MM 4.3-3:</b> The City Building and Safety Department shall verify before issuance of all residential and non- residential building permits that all in-unit fixtures installed in residential and nonresidential buildings will be high efficacy. High efficacy lighting includes compact fluorescent lamps (CFLs), light emitting diodes (LED), and other light bulbs that provide an energy efficiency of at least 40 lumens/watt for 15 watt or less fixtures, 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures 40watts.</p> <p><b>MM 4.3-4:</b> Upon a residential dwelling unit being sold, offered for sale or rented, the Project Applicant or its designee shall notify and offer to the prospective buyer or tenant, as soon as it may be done, disclosure materials describing available public transit, ridesharing and non-motorized commuting opportunities available in the vicinity of the Project. Such information shall be transmitted no later than the close of escrow or finalization of a rental contract. A draft of this disclosure shall be submitted to the City of Jurupa Valley Planning Department for review prior to the issuance of the first certificate of occupancy.</p> <p><b>MM 4.3-5:</b> The Project developers shall install broadband infrastructure or other communication technologies that encourage telecommuting and working from home, which reduces mobile source emissions. The applicant shall submit documentation to the City Building and Safety Department prior to occupancy.</p> <p><b>MM 4.3-6:</b> The Project developers shall offer electrical outlets on patios, which reduces area source emissions. The City Planning Department shall verify architectural plans for implementing tract maps include such requirements before implementing project approval.</p>	
<p><b>4.3 (b):</b> Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?</p>	<p><b><u>MMs 4.3-1 through MM 4.3-6 apply.</u></b></p>	<p>Less than significant</p>
<p><b>4.3 (c):</b> Would the Project expose sensitive receptors to substantial pollutant concentrations</p>	<p><b><u>MM 4.3-1 applies.</u></b></p>	<p>Less than significant</p>

<b>Biological Resources</b>	
<p><b>4.4 (a):</b> Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	<p><b><i>MM-4.4-1: Pre-Construction Burrowing Owl Survey.</i></b> To avoid Project-related impacts to burrowing owls potentially occurring on or in the vicinity of the Project site, a pre- construction presence/absence survey for burrowing owl within the Impact Site (and 500- foot survey buffer) where suitable habitat is present in accordance with the March 2006 Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area shall be conducted by a qualified biologist within 30 days prior to the commencement of ground disturbing activities including vegetation clearing, grubbing, tree removal, or site watering. In addition, a preconstruction survey for burrowing owl shall be conducted within 3 days prior to initiation of Project activities and reported to California Department of Fish and Wildlife (CDFW). Additionally, if ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey shall again be necessary to minimize the possibility burrowing owl have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above shall be necessary.</p> <p>If no burrowing owls are observed during the survey, site preparation and construction activities may begin. If active burrowing owl burrows are detected during the breeding season within the survey area, then avoidance or minimization measures shall be undertaken in consultation with the City of Jurupa Valley, CDFW and US Fish and Wildlife Service (USFWS). CDFW shall be sent written notification within 48 hours of detection of burrowing owls. If active nests are identified on an implementing project site during the pre-construction survey, the Project applicant shall not commence activities until no sign is present that the burrows are being used by adult or juvenile owls or following CDFW approval of a Burrowing Owl Plan as described below. If owl presence is difficult to determine, a qualified biologist shall monitor the burrows with motion- activated trail cameras for at least 24 hours to evaluate burrow occupancy. The onsite qualified biologist will verify the nesting effort has finished according to methods identified in the Burrowing Owl Plan.</p> <p>The qualified biologist and Project Applicant shall coordinate with the City, CDFW, and USFWS to develop a Burrowing Owl Plan to be approved by the City, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to house the owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers,</p>

	<p>location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The City will implement the Burrowing Owl Plan following CDFW and USFWS review and approval.</p> <p>If active burrowing owl burrows are detected outside the breeding season or during the breeding season and it is determined nesting activities have not begun (or are complete), then passive and/or active relocation may be approved following consultation with the City of Jurupa Valley and CDFW. Within Impact Site(s) during Project implementation and construction, the Project applicant shall notify CDFW immediately in writing within 48 hours of detection. A Burrowing Owl Plan shall be submitted to CDFW for review and approval within two weeks of detection and no Project activity will continue within 1000 feet of the burrowing owls until CDFW approves the Burrowing Owl Plan. The Project Applicant shall be responsible for implementing appropriate avoidance and mitigation measures, including burrow avoidance, passive or active relocation, or other appropriate mitigation measures as identified in the Burrowing Owl Plan.</p> <p>A final report shall be prepared by a qualified biologist documenting the results of the burrowing owl surveys and detailing avoidance, minimization, and mitigation measures. The final report will be submitted to the City and CDFW within 30 days of completion of the survey and burrowing monitoring for mitigation monitoring compliance record keeping.</p>	
<p><b>4.4 (d):</b> Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<p><b><u>MM-BIO-2: Migratory / Nesting Bird Survey and Protection:</u></b> To maintain compliance with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513, site preparation activities (such as ground disturbance, construction activities, and/or removal of trees and vegetation) should be conducted, to the greatest extent possible, outside of the nesting season. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, vegetation grubbing, and grading.</p> <p>The survey area will include the project impact footprint and a 500-foot buffer where legal access is granted around the disturbance footprint.</p> <p>Within 72 hours of the nesting bird survey, all areas surveyed by the biologist will be cleared by the Contractor or a supplemental nesting bird survey is required. The survey results shall be provided to the City’s Community Development Department. The Project Applicant shall adhere to the following:</p> <ul style="list-style-type: none"> <li>a) Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques,</li> </ul>	<p>Less than significant</p>

	<p>recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.</p> <p>b) Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.</p> <p>If no nesting birds are observed during the survey, site preparation and construction activities may begin. If active nests or nesting birds (including nesting raptors) are identified during the nesting bird survey, avoidance buffers shall be implemented as determined by a qualified biologist and approved by the City of Jurupa Valley, based on their best professional judgement and experience. The buffer areas shall be avoided until the Project biologist determines the young have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird by accounting for topography, ambient conditions, species, nest location, and activity type. All nests shall be monitored as determined by the qualified biologist until nestlings have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The Designated Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. The qualified biologist shall halt all construction activities within proximity to an active nest if it is determined that the activities are harassing the nest and may result in nest abandonment or take. The qualified biologist shall also have the authority to require implementation of avoidance measures related to noise, vibration, or light pollution if indirect impacts are resulting in harassment of the nest. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.</p>	
<p><b>4.4 (f):</b> Conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local,</p>	<p><u><i>MM-4.4-1 applies.</i></u></p>	<p>Less than significant</p>

regional, or state habitat conservation plan.		
<b>Cultural Resources</b>		
<p><b>4.5(b)</b> Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?</p>	<p><b><u>MM-4.5-1: On-Call Archaeologist.</u></b> Prior to issuance of grading permits the Permit Applicant shall provide evidence to the City of Jurupa Valley Planning Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resources Consultant List maintained by the County of Riverside Planning Department, has been contracted to be on-call to evaluate any sub-surface archaeological materials to determine their significance under CEQA, and to coordinate this process with the consulting Native American tribe per Mitigation Measures MMs 4.17-1 to 4.17-3.</p>	<p>Less than significant.</p>
<b>Geology and Soils</b>		
<p><b>4.7 (f):</b> Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<p><b><u>MM-4.7-1:</u></b> Prior to the issuance of any permits allowing ground-disturbing activities, the Project Applicant shall retain a qualified paleontologist or paleontological monitor. The qualified paleontologist shall monitor mass grading and excavation activities in areas identified as likely to contain paleontological resources. Full-time monitoring of grading or excavation activities shall be performed starting from the surface in undisturbed areas of Pleistocene very old alluvial fan deposits within the Project boundary, as mapped by Morton and Gray (2002; Qvoaa on Figure 3). Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.</p> <p><b><u>MM-4.7-2:</u></b> Prior to the issuance of any permits allowing ground-disturbing activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, the Project Applicant/Developer shall submit a Paleontological Resources Impact Mitigation Program (PRIMP) for this project. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist within the project site, procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a final report at the conclusion of grading pursuant to the recommendations provided in Paleontological Assessment prepared by BFSa on March 27, 2023 (Technical Appendix H to this EIR) and the criteria identified below.</p>	<p>Less than significant.</p>

	<p>Excavation and grading activities in deposits with high paleontological sensitivity (as identified in MM 4.7-1) shall be monitored by a paleontological monitor following the PRIMP. The performance standards set forth in the PRIMP shall include:</p> <ol style="list-style-type: none"> <li>14. If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to halt construction activities and temporarily redirect work at least 50 feet away from the area of the find in order to assess its significance.</li> <li>15. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist shall be contacted to assess the find for significance and adjust the level of monitoring if needed.</li> <li>16. Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collection of a scientific institution.</li> <li>17. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the Western Science Center Museum, 2345 Searl Parkway, Hemet, California 92543). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities.</li> <li>18. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location.</li> </ol>	
<b>Greenhouse Gas Emissions</b>		
<p><b>4.8 (a):</b> Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p>	<p><b><u>MM-4.8-1:</u></b> Prior to issuance of certificates of occupancy for the last phase of development, the Project Applicant shall install four new bus shelters.</p> <p><b><u>MM-4.8-2:</u></b> Prior to issuance of certificates of occupancy permits, the City shall verify that the following electric vehicle charging infrastructure has been installed:</p> <ol style="list-style-type: none"> <li>19. Single Family Home/Condo/Townhouse with attached garage: For each dwelling unit, a dedicated 208/240-volt branch circuit (40 amperes min) shall be installed in the garage.</li> <li>20. Multi-Family Housing: Provide EV charging capabilities in at least 40% of homes, including 5% installed, 15% ready (breakers and wires installed), and 25% future capability w/ conduit/breaker space.</li> </ol>	<p><b>Significant and Unavoidable.</b></p>

	MMs 4.3-2 through 4.3-6 apply.	
<b>4.8 (b):</b> Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	MMs 4.3-2 through 4.3-6, MM 4.8-1, and MM 4.8-2 apply.	Significant and Unavoidable.
<b>Hazards and Hazardous Materials</b>		
<b>4.9 (a):</b> Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<b>MM-4.9-1:</b> During demolition activities soil shall be removed around boring locations S-7 and S-11 as reported in the Environmental Services report dated September 11, 2023 (Technical Appendix I4). Soils shall be removed a minimum of 6-inches deep and a horizontal extent of 5-feet in equal distance from the boring locations. Following removal, additional soil testing shall be performed for Total Petroleum Hydrocarbon (TPH) (EPA Test Method 8015B) to ensure that remaining soils are not above the EPA Regional Screening Levels for residential soil. The removal of these soils and analysis providing evidence that remaining soils are not above EPA RSL for residential soil shall be documented and submitted to the RCDEH-ECP, prior to issuance of a grading permit.	Less than significant.
<b>4.9 (b):</b> Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	MM 4.9-1 applies.	Less than significant.
<b>4.9 (c):</b> Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No mitigation is required	No impact
<b>4.9 (d):</b> Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	No mitigation is required	Less than significant impact
<b>4.9 (e):</b> For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use	No mitigation is required	No impact

<p>airport, would the Project result in a safety hazard or excessive noise for people residing or working in the project area?</p>		
<b>Transportation</b>		
<p><b>4.17 (b)</b> Would the Project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?</p>	<p>MMs 4.8-1 and 4.8-2 apply.</p>	<p>Significant and Unavoidable.</p>
<b>Tribal Cultural Resources</b>		
<p><b>4.18 (a):</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <ol style="list-style-type: none"> <li>1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</li> <li>2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the</li> </ol>	<p><u><b>MM-4.17-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.</b></u></p> <ol style="list-style-type: none"> <li>1. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</li> <li>2. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</li> <li>3. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground- disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.</li> <li>4. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or</li> </ol>	<p>Less than significant</p>

<p>resource to a Californian Native American tribe?</p>	<p>in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.</p> <p><b><u>MM-4.17-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial).</u></b></p> <p>Upon discovery of any TCRs, that the Kizh, in conjunction with the Project Archaeologist retained by the Project Proponent, determine is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), shall have the authority to halt ,all construction activities in the immediate vicinity of the discovery (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe’s sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.</p> <p><b><u>MM-4.17-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.</u></b></p> <ol style="list-style-type: none"> <li>1. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.</li> <li>2. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.</li> <li>3. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and</li> <li>4. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.</li> <li>5. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</li> </ol>	
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**Conclusion:**

Mass grading per the certified EIR is in process on the Project site. The environmental setting has not significantly changed since the certification of the EIR and adoption of the Specific Plan and TTM on December 21, 2023. None of the surrounding land uses have changed and there have been no new developments in the immediate Project area that would affect the physical environment surrounding the Project site.

The Project is required to comply with the existing PPPs and MMs adopted by the City Council on December 21, 2023, by Resolution No. 2023-106.

Based on the Interagency Development Review Process for MA25066, the approval of TTM 39122 into 90 lots for single family detached residential units would not result in any new significant environmental impacts, substantially increase the severity of previously identified effects, or necessitate implementation of additional or considerably different mitigation measures than those identified in the Certified EIR. The effects associated with MA25065 would be substantially the same as those reported for the Certified EIR, and thus no Supplemental or Subsequent Environmental Review (EIR) is required.

**ATTACHMENT NO. 2**

Tentative Tract Map

**APPLICANT**  
 VERNOLA TRUST  
 P.O. BOX 217  
 UPLAND, CA 91785-0217  
 RICK BONDAR | 951.681.5100

**ENGINEER**  
 PROACTIVE ENGINEERING  
 200 S. MAIN STREET, STE 300  
 CORONA, CA 92682  
 DILLON STRAND | 951.280.3319

**SOILS ENGINEER:**  
 BRUCE A. HIOK  
 GEOTEK, INC.  
 1548 NORTH MAPLE STREET  
 CORONA, CA 92682  
 (951) 710-1160

**BENCHMARK**  
 FORMER DESIGNATION (STATION ID): Z 13971  
 DESCRIPTION: 1"IP W/ TAG PLS 4131' AT THE CL  
 WINEVILLE AVE & +/- 70'SLY OF 63RD ST.  
 ELEVATION (FEET): 663.50 (NAV88) (2007.00 EPOCH)

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE VI, BASED LOCALLY ON CONTROL STATIONS "N007", "M1FP", & "E1FP" (NSRS2011) EPOCH 2010.00 AS SHOWN HEREIN. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GRID DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 0.999991472. CALCULATIONS ARE MADE AT CONTROL POINT #506 WITH COORDINATES OF N: 2306001.382 E: 6169471.076, USING AN ELEVATION OF 693.46. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES.

**NOTES**

1. APN 160-050-070, 160-050-063, 160-050-072, 160-050-067, 160-050-088, 160-050-073, 160-050-005, 160-050-023, 160-050-074.
2. THIS AREA IS WITHIN THE JURUPA UNIFIED SCHOOL DISTRICT.
3. PROJECT SITE IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 065074 0765 DATED AUGUST 28, 2008 (RIVERSIDE COUNTY - PANEL 681 OF 3805).
4. ALL GRADING AND DRAINAGE SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF JURUPA VALLEY.
5. IMPROVEMENTS SHALL BE PER THE CITY OF JURUPA VALLEY.
6. THIS TRACT CONSISTS OF 90 SINGLE-FAMILY LOTS. LOT AREAS SHOWN IN THE TABLE ON THE RIGHT.
7. THIS TRACT IS LOCATED IN A NON-WFHVSZ ZONE, IN A LOCAL RESPONSIBILITY AREA (LRA).
8. ALL ADJACENT BUILDINGS AND STRUCTURES ARE TO REMAIN IN PLACE.
9. ALL EXISTING DWELLINGS WITHIN THE SUBJECT PROPERTY ARE TO BE REMOVED. EXISTING WATER WELL TO BE ABANDONED DURING MASS GRADING OPERATION.
10. TRACT IS SUBDIVISION SCHEDULE A PER CITY OF JURUPA VALLEY MUNICIPAL CODE 7.30.040.

**LEGAL DESCRIPTION**  
 BEING A SUBDIVISION OF A PORTION OF LOTS 7 AND 8 OF TRACT MAP NO. 38947, FILED IN BOOK 500, PAGES 95 THROUGH 112, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.

LOT DESIGNATIONS			
LOT#	AREA	OWNERSHIP	PURPOSE
91	0.14 AC	HOA	PARK SITE
92	0.04 AC	HOA	DRAINAGE
X	1.02 AC	CITY OF JURUPA VALLEY	PUBLIC ROAD
Z	1.02 AC	CITY OF JURUPA VALLEY	PUBLIC ROAD
Y	0.52 AC	CITY OF JURUPA VALLEY	PUBLIC ROAD
P	0.33 AC	CITY OF JURUPA VALLEY	PUBLIC ROAD
AA	0.52 AC	CITY OF JURUPA VALLEY	PUBLIC ROAD

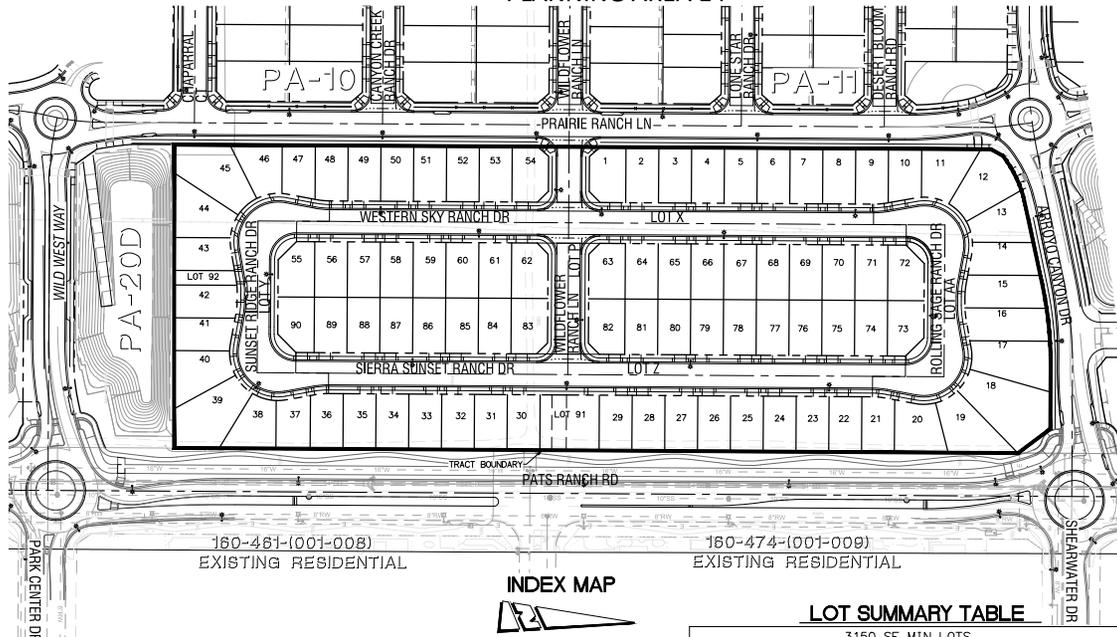
NOTE: LOTS 1-90 ARE FOR FUTURE HOMESITES AND ARE TO BE RETAINED FOR FUTURE SALE

**LAND USE**

TOTAL AREA GROSS:	11.3 ACRE
TOTAL AREA NET:	11.3 (GROSS) - 3.41 (STREET) - 0.14 (PARKS) + 7.75 ACRE
DENSITY (DU/AC NET):	7.44
LAND USE:	MEDIUM HIGH DENSITY RESIDENTIAL PER VERNOLA RANCH SPECIFIC PLAN
ZONING:	VERNOLA RANCH SPECIFIC PLAN (SP)
GENERAL PLAN:	CITY OF JURUPA VALLEY GENERAL PLAN

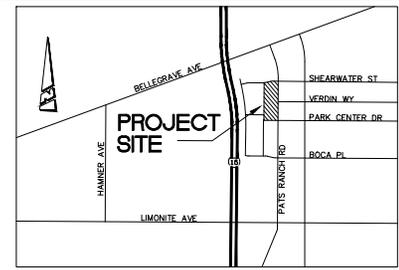
# TENTATIVE TRACT MAP NO. 39122

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 PLANNING AREA 14



**LOT SUMMARY TABLE**

3150 SF MIN LOTS			
LOT#	AREA	LOT#	AREA
1	3590 SF	31	3420 SF
2	3420 SF	32	3420 SF
3	3420 SF	33	3420 SF
4	3420 SF	34	3420 SF
5	3420 SF	35	3488 SF
6	3420 SF	36	5025 SF
7	3420 SF	37	5954 SF
8	3420 SF	38	8336 SF
9	3406 SF	39	5172 SF
10	3180 SF	40	4422 SF
11	4207 SF	41	3376 SF
12	5431 SF	42	3420 SF
13	4293 SF	43	3420 SF
14	4093 SF	44	3420 SF
15	4816 SF	45	3420 SF
16	3488 SF	46	3420 SF
17	3420 SF	47	3420 SF
18	3420 SF	48	3420 SF
19	3420 SF	49	3420 SF
20	3420 SF	50	3420 SF
21	3420 SF	51	3420 SF
22	3420 SF	52	3420 SF
23	3420 SF	53	3420 SF
24	3420 SF	54	3420 SF
25	3688 SF	55	3420 SF
26	3688 SF	56	3395 SF
27	3420 SF	57	3244 SF
28	3420 SF	58	3962 SF
29	3420 SF	59	6746 SF
30	3420 SF	60	4544 SF
61	3544 SF		
62	5488 SF		
63	3488 SF		
64	3420 SF		
65	3420 SF		
66	3420 SF		
67	3420 SF		
68	3420 SF		
69	3420 SF		
70	3688 SF		
71	3688 SF		
72	3420 SF		
73	3420 SF		
74	3420 SF		
75	3420 SF		
76	3420 SF		
77	3420 SF		
78	3488 SF		
79	3502 SF		
80	4899 SF		
81	6588 SF		
82	3707 SF		
83	3180 SF		
84	3406 SF		
85	3420 SF		
86	3420 SF		
87	3420 SF		
88	3420 SF		
89	3420 SF		
90	3590 SF		



**VICINITY MAP**  
 N.T.S.

**UTILITY PURVEYORS:**

UTILITY	COMPANY	EMERGENCY #
SEWER	JURUPA COMM. SERVICES DIST.	951-685-7434
WATER	JURUPA COMM. SERVICES DIST.	951-685-7434
GAS	SOUTHERN CALIFORNIA GAS CO.	951-427-2200
ELECTRIC	SOUTHERN CALIFORNIA EDISON	951-655-4555
TELEPHONE	AT&T	800-288-2020
CABLE TV	CHARTER SPECTRUM TV	855-855-4575

**LEGEND/ABBREVIATIONS**

2365	- EXISTING CONTOUR	FL - FLOW LINE
217.58	- PROPOSED ELEVATION	TC - TOP OF CURB
FG (217.58)	- EXISTING ELEVATION	FS - FINISHED SURFACE
EG	- PROPOSED GRADE	FG - FINISHED GRADE
1.0%	- PROPOSED LOT NUMBER	GB - GRADE BREAK
80	- PROPOSED PAD ELEVATION	HP - HIGH POINT
1004.4	- PROPOSED SLOPE (2:1 MAX.) UNLESS NOTED OTHERWISE	LP - LOW POINT
---	- STREET CENTER LINE	EP - EDGE OF PAVEMENT
---	- TRACT BOUNDARY	TR - TOP OF RISER
---	- DAYLIGHT	TW - TOP OF WALL
---	- OUT/FILL	TF - TOP OF FOOTING
---	- TRAIL PATH OF TRAVEL	EG - EXISTING GROUND
---	- EASEMENTS	RW - RETAINING WALL
---	- SECTION REFERENCE	EX - EXISTING
---	10"SS	PIP - PROTECT IN PLACE
---	E	
---	66"SD	
---	16"W	

**ESTIMATED EARTHWORK QUANTITIES**

	CUT (CY)	FILL (CY)
GRADING EX	65,000	152,000
GRADING EX (REMEDIAL ADJ.)		4,000
OTHER ADJ. (SPOLS, ETC.)	91,000**	
TOTALS:	156,000	156,000

\* EARTHWORK QUANTITIES CONTAIN ENTIRE GRADING PLAN GP24-026  
 \*\* SPOLS AND BALANCE TO BE HANDLED WITHIN PROPERTY

**Call before you Dig**  
 811  
 1-800-227-2800

**CITY OF JURUPA VALLEY**  
 8340 LIMONITE AVE  
 JURUPA VALLEY, CA 92509  
 TEL: (951) 332-2444  
 EMAIL: ENGINEER@CITYOFJURUPAVALLEY.CA.GOV

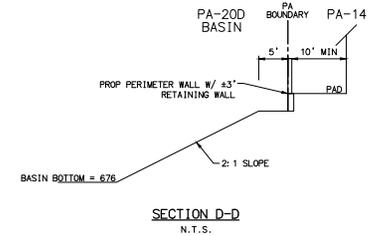
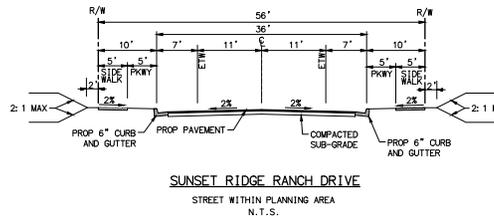
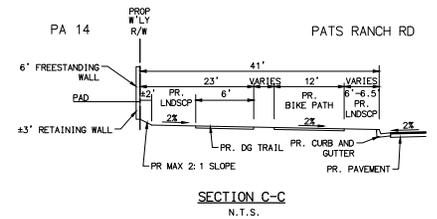
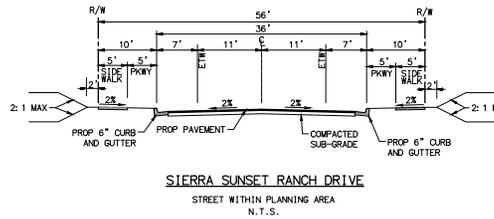
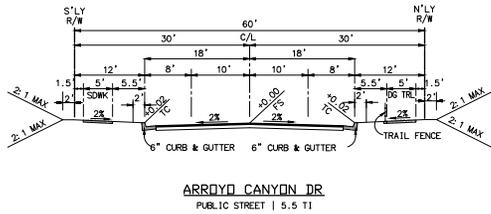
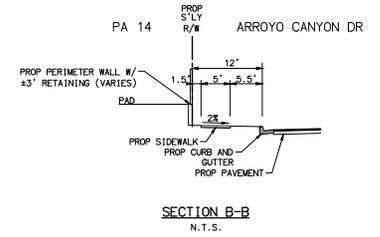
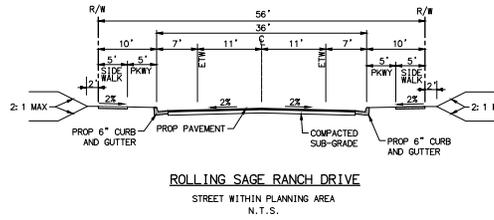
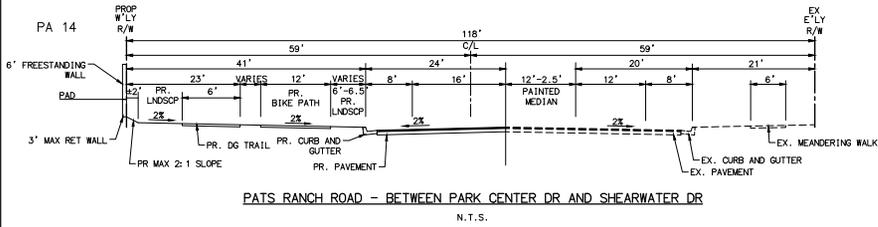
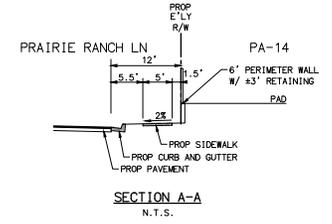
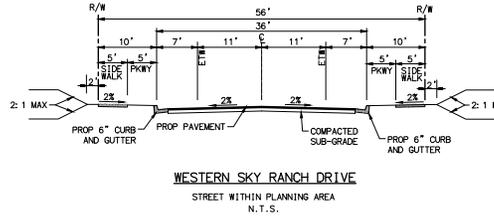
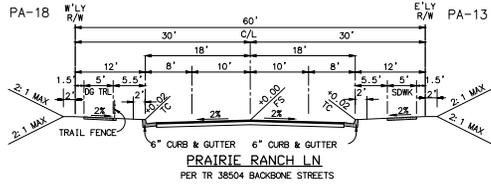
**IMPORTANT NOTE:**  
 THE GRADING AND/OR IMPROVEMENT PLANS ARE APPROVED FOR A PERIOD OF TWO (2) YEARS FROM THE DATE SIGNED BY THE CITY ENGINEER. AFTER THE TWO (2) YEAR PERIOD HAS LAPSED, THE ENGINEER OF RECORD MAY BE REQUIRED TO SUBMIT AND PROCESS FOR CITY ENGINEER APPROVAL UPDATED PLANS THAT COMPLY WITH THE MOST CURRENT CITY STANDARDS, PRACTICES, AND POLICIES.

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR.	DATE
			REVISION			

ENGINEER OF RECORD'S SEAL  
**PROACTIVE ENGINEERING CONSULTANTS**  
 200 South Main Street, Suite 300  
 Corona, CA 92682 (951) 280-3300  
 PLANS PREPARED UNDER THE SUPERVISION OF:  
 DILLON M. STRAND  
 P.O.E. #91213

**CITY OF JURUPA VALLEY**  
 TENTATIVE TRACT MAP  
 VERNOLA RANCH - TTM 39122  
 PA-14

ACCT. NO. \_\_\_\_\_  
 SHEET 1 OF 4  
 CITY I. D. NO. \_\_\_\_\_  
 XX XX-XXX



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1-800-227-2800

**CITY OF JURUPA VALLEY**  
830 LAMONTE AVE  
JURUPA VALLEY, CA 92509  
TEL: (951) 332-2444  
EMAIL: ENGINEER@CITYOFJURUPAVALLEY.CA.GOV

**IMPORTANT NOTE:**  
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MARK	DATE	INITIAL	DESCRIPTION	REC. DATE	APPR. DATE
			REVISION		

ENGINEER OF RECORD'S SEAL  
PROACTIVE ENGINEERING CONSULTANTS  
200 South Main Street, Suite 300  
Corona, CA 92882 (951) 280-3300  
PLANS PREPARED UNDER THE SUPERVISION OF:  
DILLON M. STRAND  
R.C.E. #91213

**CITY OF JURUPA VALLEY**  
TENTATIVE TRACT MAP  
VERNOLA RANCH - TTM 39122  
PA-14

ACCT. NO. SHEET 2 OF 4  
CITY I. D. NO. XX XX-XXX

Drawing Name: 21101-PL-Plan-Improvement (Drawing) Title: Map (PA-14) File Path: \\C:\Users\jvalley\Documents\21101-PL-Plan-Improvement (Drawing)\21101-PL-Plan-Improvement (Drawing).dwg





**ATTACHMENT NO. 3**

Architectural Plans

# THE FARM

*Jurupa, California*

# Millstone AT THE FARM

JURUPA, CALIFORNIA

## PRODUCT 5

A-105 Cover Sheet

A-106 Plan 1 (1610) - Front Elevations

A-107 Plan 1A (1610) - Floor Plan

A-108 Plan 1A (1610) - "A" American Farmhouse Elevations

A-109 Plan 1A (1610) - "A" American Farmhouse Enhanced Elevations

A-110 Plan 1B (1610) - "B" Tuscan Elevations

A-111 Plan 1B (1610) - "B" Tuscan Enhanced Elevations

A-112 Plan 1C (1610) - "C" American Traditional Elevations

A-113 Plan 1C (1610) - "C" American Traditional Enhanced Elevations

A-114 Plan 1 (1610) - Roof Plans

A-115 Plan 2 (1863) - Front Elevations

A-116 Plan 2A (1863) - Floor Plan

A-117 Plan 2A (1863) - "A" American Farmhouse Elevations

A-118 Plan 2A (1863) - "A" American Farmhouse Enhanced Elevations

A-119 Plan 2B (1863) - "B" Tuscan Elevations

A-120 Plan 2B (1863) - "B" Tuscan Enhanced Elevations

A-121 Plan 2C (1863) - "C" American Traditional Elevations

A-122 Plan 2C (1863) - "C" American Traditional Enhanced Elevations

A-123 Plan 2 (1863) - Roof Plans

A-124 Plan 3 (2021) - Front Elevations

A-125 Plan 3A (2021) - Floor Plan

A-126 Plan 3A (2021) - "A" American Farmhouse Elevations

A-127 Plan 3A (2021) - "A" American Farmhouse Enhanced Elevations

A-128 Plan 3B (2021) - "B" Tuscan Elevations

A-129 Plan 3B (2021) - "B" Tuscan Enhanced Elevations

A-130 Plan 3C (2021) - "C" American Traditional Elevations

A-131 Plan 3C (2021) - "C" American Traditional Enhanced Elevations

A-132 Plan 3 (2021) - Roof Plans

A-133 Written Color Schemes

A-134 Color Boards - "A" American Farmhouse

A-135 Color Boards - "B" Tuscan

A-136 Color Boards - "C" American Traditional

Note: For design intent only, not for construction.

**LENNAR**

Lennar Homes of California, Inc.  
4140 Temescal Canyon Rd, #410  
Corona, CA 92883

Contact: Bryce Fleming  
Business: (951) 741-7635  
[www.lennar.com](http://www.lennar.com)

Contact: Laura Chao  
Business: (949) 660-1587  
[www.klcarch.com](http://www.klcarch.com)

Architect: Kevin L. Crook Architect, Inc.  
1360 Reynolds Ave. Suite 110  
Irvine, CA 92614

Kevin L. Crook  
**Architect**  
Inc  
#24105  
PLANNING • ARCHITECTURE

Millstone AT  
THE FARM

JURUPA, CALIFORNIA

PRODUCT 5



© 2025 Kevin L. Crook Architect, Inc.  
Refer to landscape drawings for wall, tree, and shrub locations

A - AMERICAN FARMHOUSE



© 2025 Kevin L. Crook Architect, Inc.  
Refer to landscape drawings for wall, tree, and shrub locations

B - TUSCAN

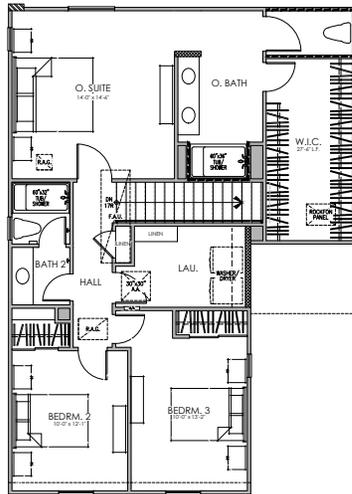


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Refer to landscape drawings for wall, tree, and shrub locations

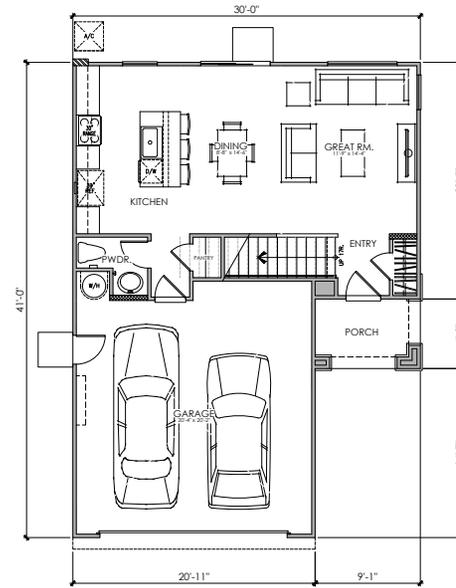
C - AMERICAN TRADITIONAL

PLAN 1 (1610)  
FRONT ELEVATIONS





SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1A (1610)  
3 BEDROOM, 2.5 BATH

PLAN 1610  
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	590 SQ. FT.
SECOND FLOOR AREA	1020 SQ. FT.
<b>TOTAL DWELLING</b>	<b>1,610 SQ. FT.</b>
UNCONDITIONED SPACE	
GARAGE	453 SQ. FT.
PORCH 'A'	55 SQ. FT.
PORCH 'B'	44 SQ. FT.
PORCH 'C'	55 SQ. FT.





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

**MATERIALS LEGEND**

- (WHERE SPECIFIED)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
  - BARGE: 2x6 WOOD
  - FASCIA: 2x6 WOOD
  - GABLE END: BOARD AND BATTEN
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: SIMULATED WOOD CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: FURRED STUCCO
  - SHUTTERS: SIMULATED WOOD



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1610)

AMERICAN FARMHOUSE ELEVATIONS

*Millstone* AT **THE FARM**  
JURUPA, CALIFORNIA





RIGHT

**MATERIALS LEGEND**

- (WHERE SPECIFIED)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
  - BARGE: 2x6 WOOD
  - FASCIA: 2x6 WOOD
  - GABLE END: BOARD AND BATTEN
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: SIMULATED WOOD CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: FURRED STUCCO
  - SHUTTERS: SIMULATED WOOD



REAR

COLOR SCHEME 1

PLAN 1A (1610)

AMERICAN FARMHOUSE ENHANCED ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



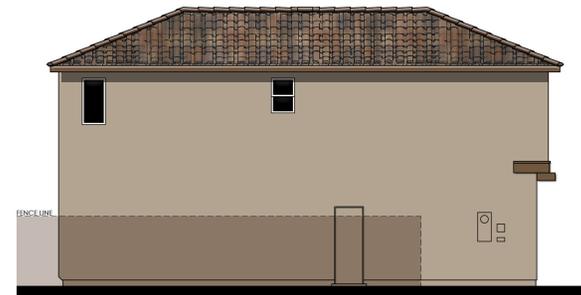
RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE LOW PROFILE "S" TILE
  - FASCIA: 2x6 WOOD
  - WALL: STUCCO / STONE VENEER
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: POLYURETHANE CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: STONE VENEER



REAR



LEFT

COLOR SCHEME 4  
PLAN 1B (1610)  
TUSCAN ELEVATIONS





RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE LOW PROFILE "S" TILE
  - FASCIA: 2x6 WOOD
  - WALL: STUCCO / STONE VENEER
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: POLYURETHANE CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: STONE VENEER



REAR

COLOR SCHEME 4

PLAN 1B (1610)

TUSCAN ENHANCED ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

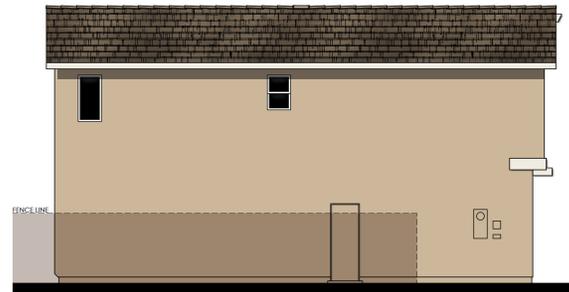
**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: SIMULATED WOOD CORBEL / KNEE BRACE
- WINDOWS: STUCCO / BOARD AND BATTEN
- TRIM: VINYL W/ GRIDS
- WAINSCOT: STUCCO OVER RIGID FOAM /
- PORCH: CEMENTITIOUS-FIBER TRIM
- BRICK VENEER



REAR



LEFT

COLOR SCHEME 7

PLAN 1C (1610)

AMERICAN TRADITIONAL ELEVATIONS

Millstone AT THE FARM  
JURUPA, CALIFORNIA





RIGHT

**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: SIMULATED WOOD CORBEL / KNEE BRACE
- WINDOWS: STUCCO / BOARD AND BATTEN
- TRIM: VINYL W/ GRIDS
- WAINSCOT: STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER TRIM
- PORCH: BRICK VENEER



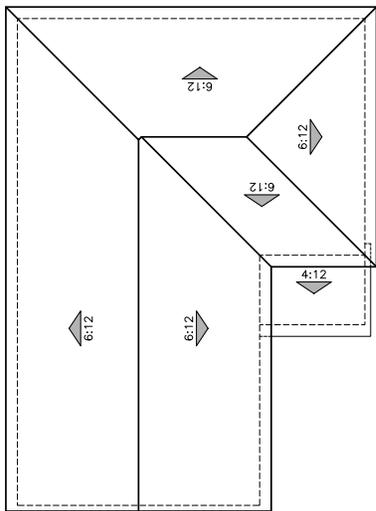
REAR

COLOR SCHEME 7

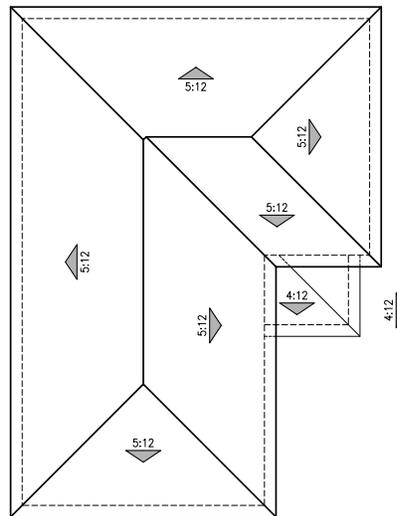
PLAN 1C (1610)

AMERICAN TRADITIONAL ENHANCED ELEVATIONS

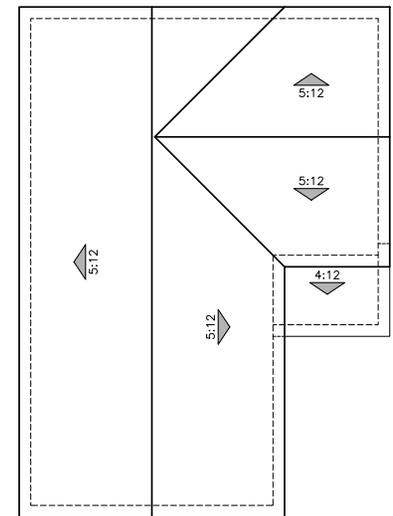




A - AMERICAN FARMHOUSE



B - TUSCAN



C - AMERICAN TRADITIONAL

ROOF PLANS  
PLAN 1 (1610)





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Refer to landscape drawings for wall, tree, and shrub locations

A - AMERICAN FARMHOUSE



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Refer to landscape drawings for wall, tree, and shrub locations

B - TUSCAN

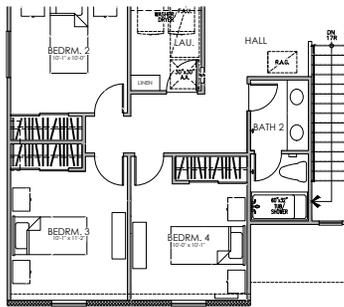


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Refer to landscape drawings for wall, tree, and shrub locations

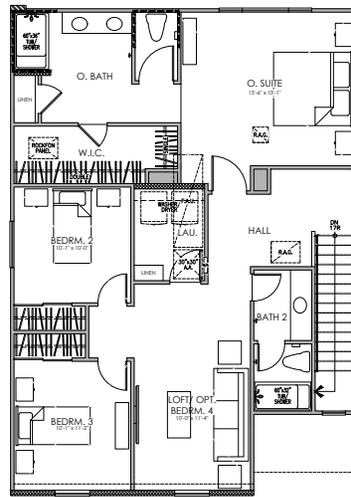
C - AMERICAN TRADITIONAL

PLAN 2 (1863)  
FRONT ELEVATIONS

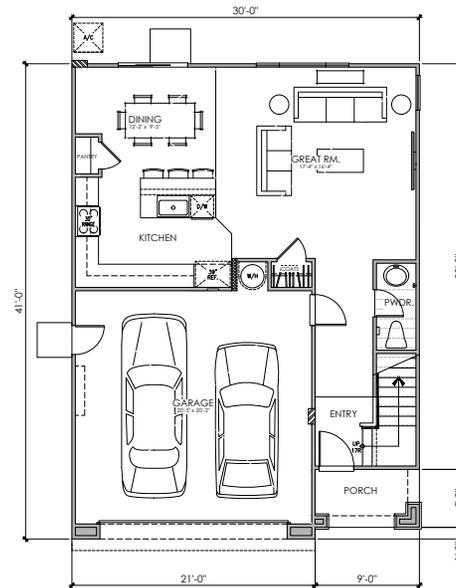




OPT. BEDRM. 4



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2A (1863)  
3 BEDROOM, 2.5 BATH, LOFT / OPT. BEDRM. 4  
FLOOR PLAN

PLAN 1863  
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	723 SQ. FT.
SECOND FLOOR AREA	1140 SQ. FT.
TOTAL DWELLING	1863 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	431 SQ. FT.
PORCH 'A'	45 SQ. FT.
PORCH 'B'	45 SQ. FT.
PORCH 'C'	45 SQ. FT.





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
- BARGE: 2x6 WOOD
- FASCIA: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- CANTILEVER: SIMULATED WOOD CORBEL
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: FURRED STUCCO
- SHUTTERS: SIMULATED WOOD



REAR



LEFT

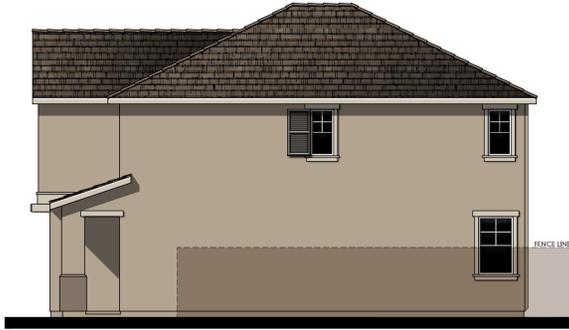
COLOR SCHEME 2

PLAN 2A (1863)

AMERICAN FARMHOUSE ELEVATIONS

Millstone AT THE FARM  
JURUPA, CALIFORNIA





RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
  - BARGE: 2x6 WOOD
  - FASCIA: 2x6 WOOD
  - GABLE END: BOARD AND BATTEN
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: SIMULATED WOOD CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: FURRED STUCCO
  - SHUTTERS: SIMULATED WOOD



REAR

COLOR SCHEME 2

PLAN 2A (1863)

AMERICAN FARMHOUSE ENHANCED ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE LOW PROFILE "S" TILE
  - FASCIA: 2x6 WOOD
  - WALL: STUCCO / STONE VENEER
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: POLYURETHANE CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: STONE VENEER



REAR



LEFT

COLOR SCHEME 5  
**PLAN 2B (1863)**  
 TUSCAN ELEVATIONS

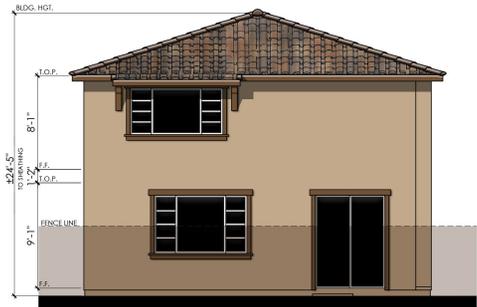




RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE LOW PROFILE "S" TILE
  - FASCIA: 2x6 WOOD
  - WALL: STUCCO / STONE VENEER
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: POLYURETHANE CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: STONE VENEER



REAR

COLOR SCHEME 5

PLAN 2B (1863)

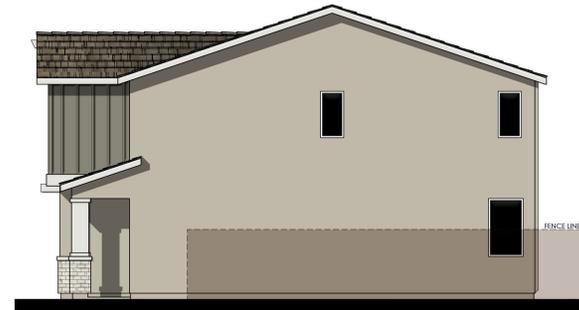
TUSCAN ENHANCED ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: SIMULATED WOOD CORBEL / KNEE BRACE
- WINDOWS: STUCCO / BOARD AND BATTEN
- TRIM: VINYL W/ GRIDS
- WAINSCOT: STUCCO OVER RIGID FOAM /
- PORCH: CEMENTITIOUS-FIBER TRIM
- BRICK VENEER



REAR



LEFT

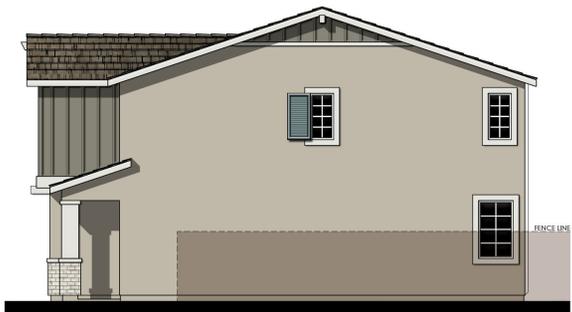
COLOR SCHEME 8

PLAN 2C (1863)

AMERICAN TRADITIONAL ELEVATIONS

Millstone AT THE FARM  
JURUPA, CALIFORNIA





RIGHT

**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: SIMULATED WOOD CORBEL / KNEE BRACE
- WINDOWS: STUCCO / BOARD AND BATTEN
- TRIM: VINYL W/ GRIDS
- WAINSCOT: STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER TRIM
- PORCH: BRICK VENEER



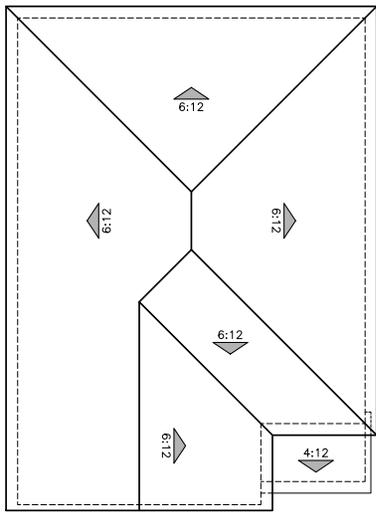
REAR

COLOR SCHEME 8

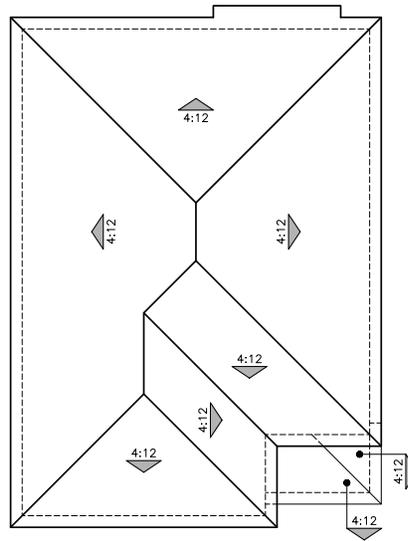
PLAN 2C (1863)

AMERICAN TRADITIONAL ENHANCED ELEVATIONS

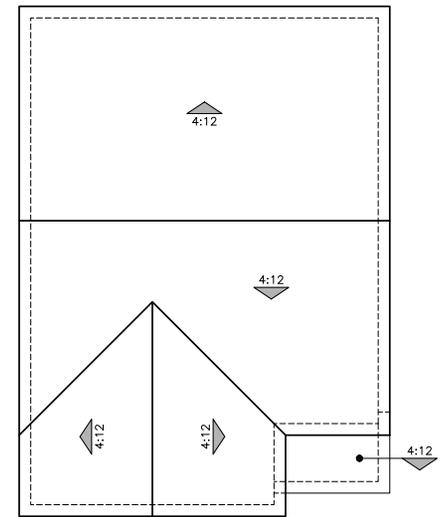




A - AMERICAN FARMHOUSE



B - TUSCAN



C - AMERICAN TRADITIONAL

ROOF PLANS  
PLAN 2 (1863)





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Refer to landscape drawings for wall, tree, and shrub locations

A - AMERICAN FARMHOUSE



© 2025 Kevin L. Crook Architect, Inc.  
Refer to landscape drawings for wall, tree, and shrub locations

B - TUSCAN

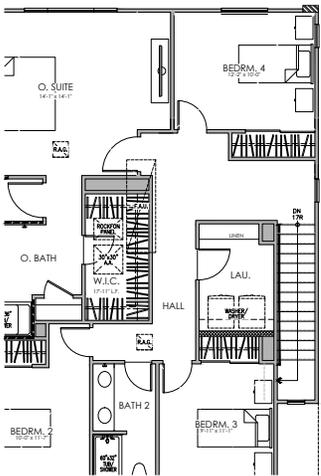


© 2025 Kevin L. Crook Architect, Inc.  
Refer to landscape drawings for wall, tree, and shrub locations

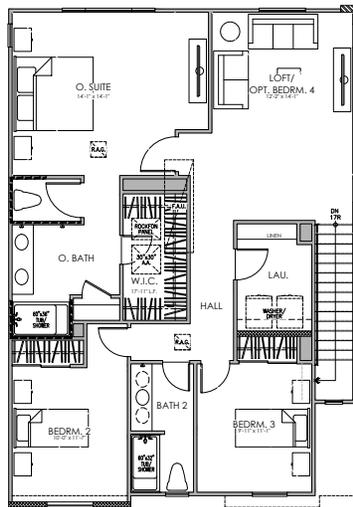
C - AMERICAN TRADITIONAL

PLAN 3 (2021)  
FRONT ELEVATIONS

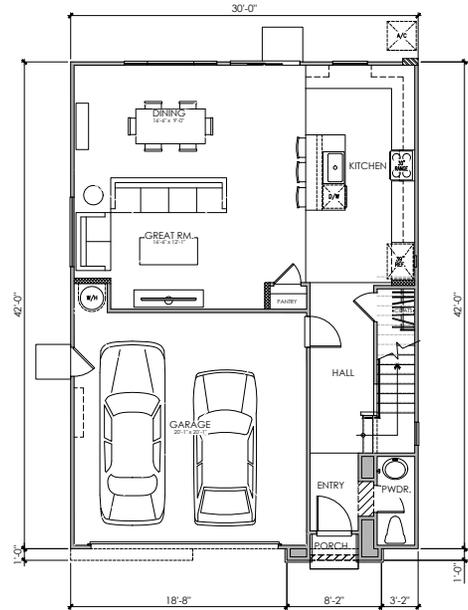




OPT. BEDRM. 4



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3A (2021)

3 BEDROOM, 2.5 BATH, LOFT / OPT. BEDRM. 4

PLAN 2021  
AREA TABULATION

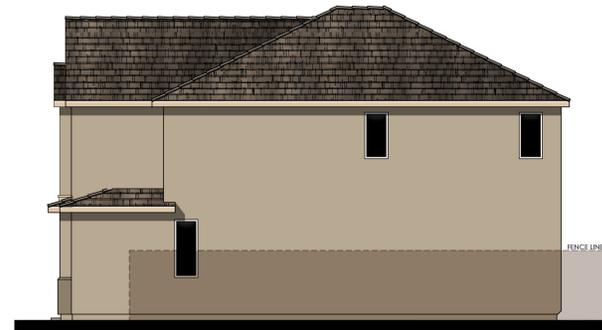
CONDITIONED SPACE	
FIRST FLOOR AREA	838 SQ. FT.
SECOND FLOOR AREA	1,177 SQ. FT.
TOTAL DWELLING	2,015 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A", "B" & "C"	13 SQ. FT.





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
- BARGE: 2x6 WOOD
- FASCIA: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- CANTILEVER: SIMULATED WOOD CORBEL
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: FURRED STUCCO
- SHUTTERS: SIMULATED WOOD



REAR



LEFT

COLOR SCHEME 3

PLAN 3A (2021)

AMERICAN FARMHOUSE ELEVATIONS

Millstone AT THE FARM  
JURUPA, CALIFORNIA





RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
  - BARGE: 2x6 WOOD
  - FASCIA: 2x6 WOOD
  - GABLE END: BOARD AND BATTEN
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: SIMULATED WOOD CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: FURRED STUCCO
  - SHUTTERS: SIMULATED WOOD



REAR

COLOR SCHEME 3

PLAN 3A (2021)

AMERICAN FARMHOUSE ENHANCED ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



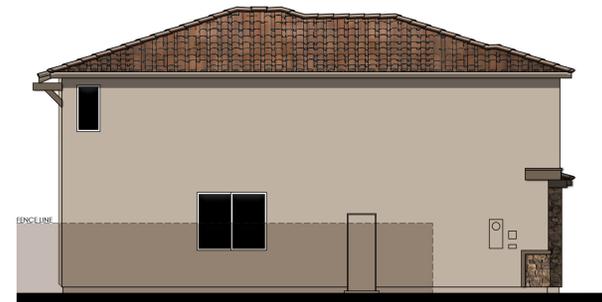
RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE LOW PROFILE "S" TILE
  - FASCIA: 2x6 WOOD
  - WALL: STUCCO / STONE VENEER
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: POLYURETHANE CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: STONE VENEER



REAR



LEFT

COLOR SCHEME 6  
PLAN 3B (2021)  
TUSCAN ELEVATIONS





RIGHT

- MATERIALS LEGEND**  
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE LOW PROFILE "S" TILE
  - FASCIA: 2x6 WOOD
  - WALL: STUCCO / STONE VENEER
  - WINDOWS: VINYL W/ GRIDS
  - CANTILEVER: POLYURETHANE CORBEL
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: STONE VENEER



REAR

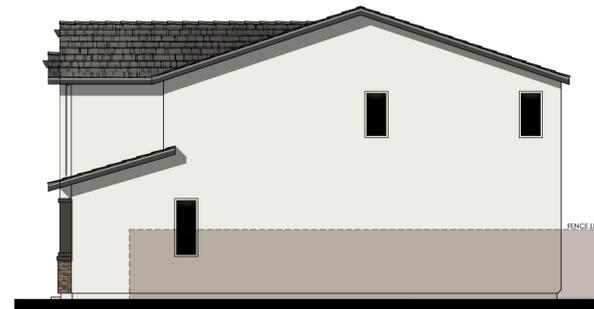
COLOR SCHEME 6  
**PLAN 3B (2021)**  
 TUSCAN ENHANCED ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

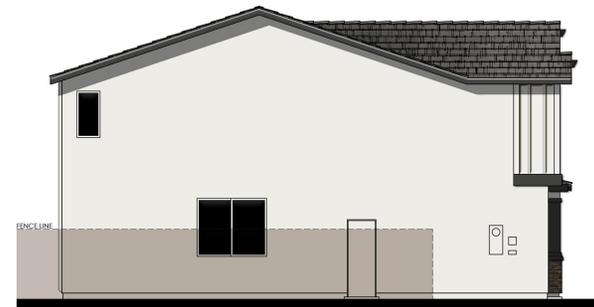
**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: SIMULATED WOOD CORBEL / KNEE BRACE
- WINDOWS: STUCCO / BOARD AND BATTEN
- TRIM: VINYL W/ GRIDS
- WAINSCOT: STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER TRIM
- PORCH: BRICK VENEER



REAR



LEFT

COLOR SCHEME 9

PLAN 3C (2021)

AMERICAN TRADITIONAL ELEVATIONS

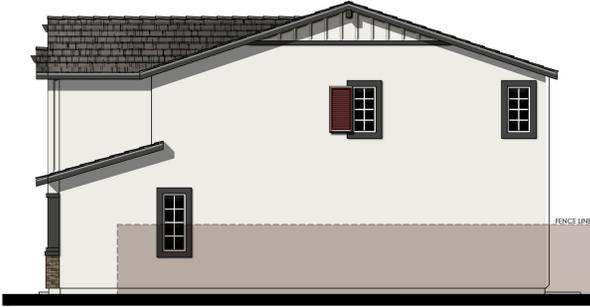
*Millstone* AT **THE FARM**  
JURUPA, CALIFORNIA

PRODUCT 5

10/01/2025  
A-130

Kevin L. Crook  
**Architect**  
Inc  
#24105  
PLANNING + ARCHITECTURE





RIGHT

**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: SIMULATED WOOD CORBEL / KNEE BRACE
- WINDOWS: STUCCO / BOARD AND BATTEN
- TRIM: VINYL W/ GRIDS
- WAINSCOT: STUCCO OVER RIGID FOAM /
- PORCH: CEMENTITIOUS-FIBER TRIM
- BRICK VENEER
- BRICK VENEER



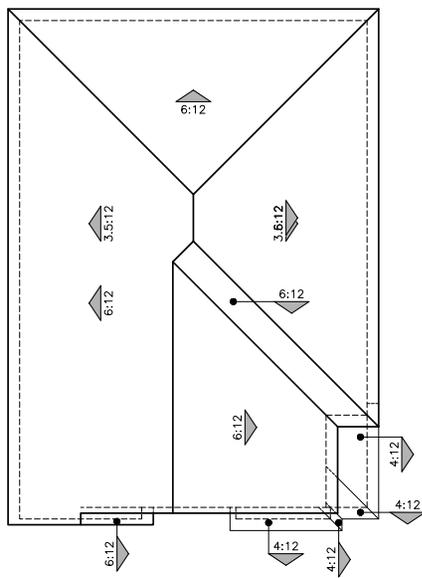
REAR

COLOR SCHEME 9

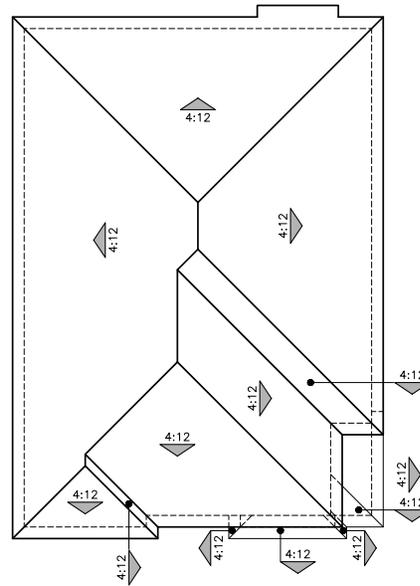
**PLAN 3C (2021)**

AMERICAN TRADITIONAL ENHANCED ELEVATIONS

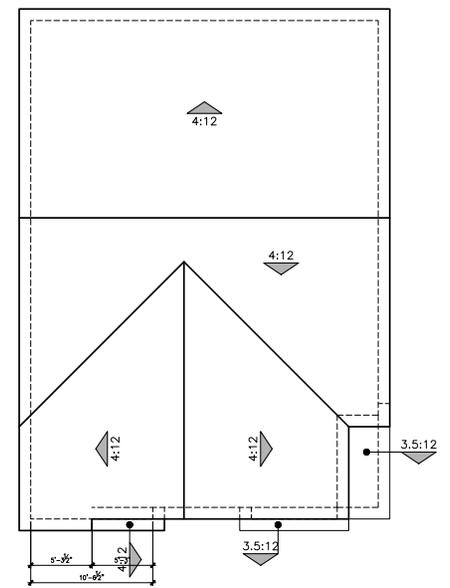




A - AMERICAN FARMHOUSE



B - TUSCAN



C - AMERICAN TRADITIONAL

ROOF PLANS  
PLAN 3 (2021)



MILLSTONE AT THE FARM  
JURUPA, CA

JOB # 24105 P5  
CREATED 1/27/25  
ELEVATION 9/9/25  
CHANGES

"A" ELEVATIONS			
AMERICAN FARMHOUSE	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1518	1587	1596
STUCCO PAINT MATCH**	SW2848 BUNGLEHOUSE GRAY	SW7507 STONE LION	SW6150 UNIVERSAL KHAKI
SECONDARY STUCCO	SW7053 ADAPTIVE SHADE	SW7514 FOOTHILLS	SW6151 QUIVER TAN
FASCIA / TRIM	SW7570 EGRET WHITE	SW7036 ACCESSIBLE BEIGE	SW7696 TOASTED PINE NUT
GABLE SIDING / GARAGE DOOR	SW2843 ROYCROFT BRASS	SW7504 KEYSTONE GRAY	SW7550 RESORT TAN
FRONT DOOR / SHUTTERS	SW6174 ANDIRON	SW7048 URBANE BRONZE	SW6062 VINTAGE LEATHER
ROOF: FLAT SHAKE	1FBCJ0007 TOFFEE	1FBCJ3233 BROWN BLEND	1FBCJ1132 CHARCOAL BROWN BLD
GUTTERS	LINEN	LINEN	IVORY

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	NEWPOINT
VENEER:	ELDORADO
GROUT:	ORCO OR EQ.
GUTTERS:	RGS

"B" ELEVATIONS			
TUSCAN	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1587	1552	1566
STUCCO PAINT MATCH**	SW7507 STONE LION	SW7539 CORK WEDGE	SW7037 BALANCED BEIGE
FASCIA / TRIM / GARAGE DOOR	SW6111 COCONUT HUSK	SW9099 SADDLE UP	SW7040 SMOKEHOUSE
FRONT DOOR / SHUTTERS	SW7615 SEA SERPENT	SW7020 BLACK FOX	SW2851 SAGE GREEN LIGHT
ROOF: LOW PROFILE "S" (VILLA)	1VICS3940 CLIFFSIDE	1VICS3940 CLIFFSIDE	1VICS6464 CA MISSION BLEND
STONE:	FIELD LEDGE PADOVA	FIELD LEDGE ANDANTE	FIELD LEDGE VENETO
GROUT:	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE
GUTTERS	RUSTIC	RUSTIC	RUSTIC

"C" ELEVATIONS			
AMERICAN TRADITIONAL	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1558	1515	1572
STUCCO PAINT MATCH**	SW6142 MACADAMIA	SW7538 JOGGING PATH	SW7006 PURE WHITE
FASCIA / TRIM	SW7551 GREEK VILLA	SW6203 SPARE WHITE	SW7069 IRON ORE
BOARD & BATTEN SIDING / GARAGE DOOR	SW6144 DAPPER TAN	SW7743 MOUNTAIN ROAD	SW7006 EXTRA WHITE
FRONT DOOR / SHUTTERS	SW6166 ECLIPSE	SW6221 MOODY BLUE	SW2802 ROOKWOOD RED
ROOF: FLAT SLATE	1FACS3233 BROWN BLEND	1FACS1132 CHARCOAL BRWN BLD	1FACS1430 CHARCOAL BLEND
BRICK:	TUNDRA LATIGO	TUNDRA CHALKDUST	TUNDRA HARTFORD
GROUT:	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE
GUTTERS	LINEN	SATIN	TUXEDO GRAY

ALL FLASHING, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.  
\*\* FOR PHOTOSHOP & RENDERING PURPOSES ONLY. DO NOT USE IN THE FIELD.  
TODAS LAS TAPAJUNTAS, CAJALERAS, CAJALONES, ETC. SERAN PINTADOS PARA IGUALAR A LA SUPERFICIE DE JUNTO  
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES  
\*\*SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES. NO USAR EN EL CAMPO

**LENNAR**  
Kevin L. Crook  
Architect  
Inc  
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

### AMERICAN FARMHOUSE SCHEME #1

STUCCO BODY

ROOF

SECONDARY STUCCO

FASCIA / TRIM

GABLE SIDING / GARAGE DOOR

FRONT DOOR / SHUTTERS

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JURUPA, CA

### AMERICAN FARMHOUSE SCHEME #2

STUCCO BODY

ROOF

SECONDARY STUCCO

FASCIA / TRIM

GABLE SIDING / GARAGE DOOR

FRONT DOOR / SHUTTERS

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JURUPA, CA

### AMERICAN FARMHOUSE SCHEME #3

STUCCO BODY

ROOF

SECONDARY STUCCO

FASCIA / TRIM

GABLE SIDING / GARAGE DOOR

FRONT DOOR / SHUTTERS

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JURUPA, CA

COLOR BOARDS - "A" AMERICAN FARMHOUSE

TUSCAN  
SCHEME #4



TUSCAN  
SCHEME #5



TUSCAN  
SCHEME #6



COLOR BOARDS - "B" TUSCAN

### AMERICAN TRADITIONAL SCHEME #7

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

BOARD & BATTEN SIDING / GARAGE DOOR

FRONT DOOR / SHUTTERS

BRICK

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### AMERICAN TRADITIONAL SCHEME #8

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

BOARD & BATTEN SIDING / GARAGE DOOR

FRONT DOOR / SHUTTERS

BRICK

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JURUPA, CA

### AMERICAN TRADITIONAL SCHEME #9

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

BOARD & BATTEN SIDING / GARAGE DOOR

FRONT DOOR / SHUTTERS

BRICK

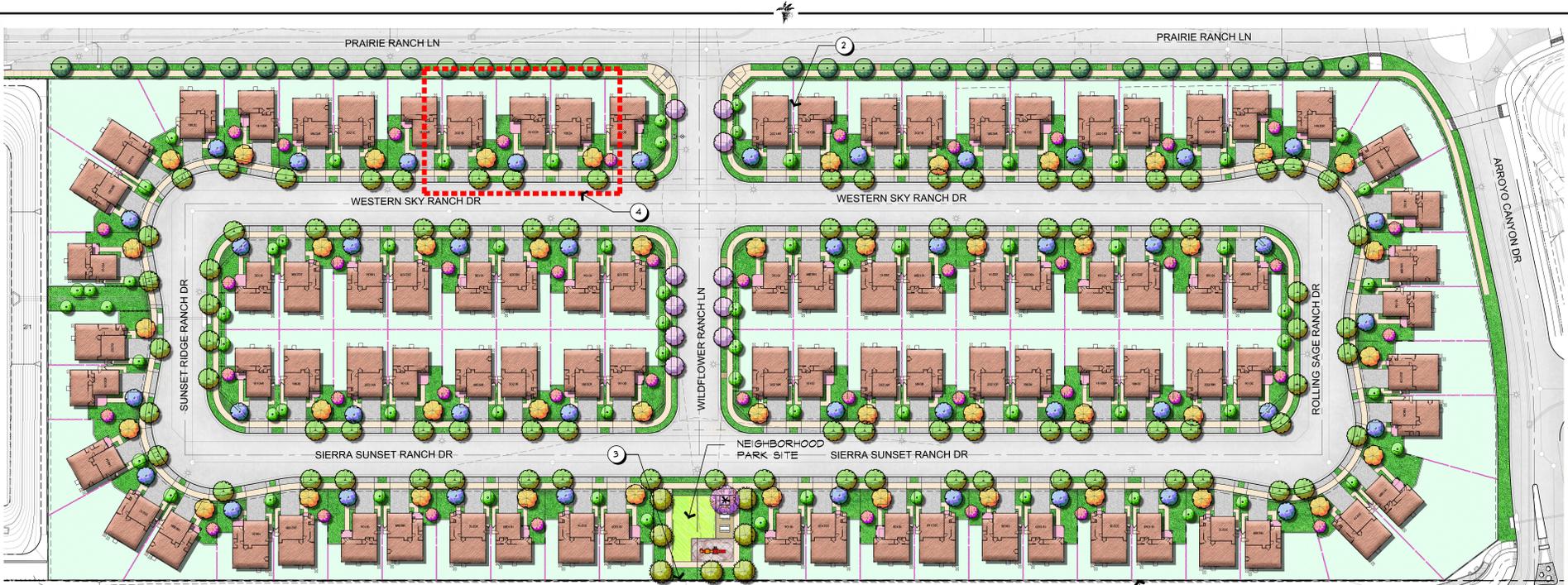
**LENNAR** MILLSTONE AT THE FARM Kevin L. Crook Architect Inc. #24105 P5 JAN. 28, 2025 PLANNING + ARCHITECTURE

JURUPA, CA

COLOR BOARDS - "C" AMERICAN TRADITIONAL

**ATTACHMENT NO. 4**

Conceptual Landscape Plan



**PLANTING LEGEND**

TREES	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QT.	SHRUBS	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	<i>Cinnamomum camphora</i>	Camphor Tree	M	24" Box	7		<i>Azalea cognata 'Cousin In'</i>	Little River Wattle	M	5G
	<i>Jacaranda mimosifolia</i>	Jacaranda	M	24" Box			<i>Agave 'Blue Flame'</i>	Blue Flame Agave	L	5G
	<i>Platanus racemosa</i>	California Sycamore	L	24" Box			<i>Aloe vera</i>	Medicinal Aloe	L	1G
	<i>Quercus agrifolia</i>	Coast Live Oak	L	24" Box			<i>Baccharis pilularis 'Pigeon Point'</i>	Dwarf Coyote Brush	L	1G
	<i>Ginkgo biloba</i>	Maidenhair Tree	M	24" Box	46		<i>Banksia menziesii japonica</i>	Japanese Boxwood	M	1G
	<i>Pinus attenuata</i>	Alphina Pine	L	24" Box			<i>Callistemon viminalis 'Little John'</i>	Dwarf Weeping Bottlebrush	L	5G
	<i>Platanus acerifolia 'Bloodgood'</i>	London Plane	M	24" Box			<i>Carex divaricata</i>	Birdseye Sedge	L	1G
	<i>Quercus ilex</i>	Holly Oak	L	24" Box			<i>Chondropetalum sectorum</i>	Cape Rush	L	5G
	<i>Koeleria paniculata</i>	Golden Rain Tree	L	24" Box	44		<i>Dianella revoluta 'DR5000'</i>	Little Rev Flax Lily	L	1G
	<i>Lagerstroemia indica</i>	Cape Myrtle	M	24" Box			<i>Dianella tasmanica 'Silver Streak'</i>	Silver Streak Flax Lily	M	1G
	<i>Magnolia grand 'D.D. Blanchard'</i>	Southern Magnolia	L	24" Box			<i>Eremophila glabra 'Gray Horizon'</i>	White Lighter Lamana	L	5G
	<i>Podocarpus gracilior</i>	Fern Pine	M	24" Box			<i>Eucalyptus japonica 'Aureo-Marginata'</i>	Evergreen Euonymus	M	5G
	<i>Arbutus 'Marina'</i>	Strawberry Tree	L	24" Box	43		<i>Eucalyptus montecedensis 'Moma'</i>	White Lighter Lamana	L	1G
	<i>Cercidium 'Desert Museum'</i>	Forest Pansy Redbud	L	24" Box			<i>Euonymus japonica 'Green Spike'</i>	Evergreen Euonymus	M	5G
	<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	L	24" Box			<i>Lantana montevidensis 'Moma'</i>	White Lighter Lamana	L	1G
	<i>Tabebuia ipe</i>	Pink Trumpet Tree	M	24" Box			<i>Ligustrum japonicum 'Tecumseh'</i>	Wax Leaf Privet	M	1G
	<i>Brychidolon populaceus</i>	Bottle Tree	L	15 Gal.	71		<i>Lomandra x London 'Lime Tuft'</i>	Mat Rush	M	1G
	<i>Pyrus calleryana 'Chanticleer'</i>	Forest Pansy Redbud	L	15 Gal.			<i>Mallembergia rigens</i>	Deer Grass	L	5G
	<i>Tristania conferta</i>	Tristania Tree	M	15 Gal.			<i>Olea europaea 'Montza'</i>	Little Olive Dwarf Olive	L	5G
	<i>Platanus acerifolia 'Bloodgood'</i>	London Plane	M	36" Box	31		<i>Pennisetum 'Fairy Tails'</i>	Fairy Tails Fountain Grass	L	1G
	<i>To Be Selected</i>			60" Box	1		<i>Tobira</i>	Tobira	M	5G
	<i>Lagerstroemia ind. 'Burgandy Cotton'</i>	Cape Myrtle	M	36" Box	10		<i>Raphanoglitis indica 'Clara'</i>	Dwarf Indian Hawthorne	M	5G
	<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	L	36" Box	86		<i>Rosa x 'Sun Flare'</i>	Yellow Shrub Rose	L	1G
	<i>Platanus acerifolia 'Bloodgood'</i>	London Plane	M	36" Box	31		<i>Stipa tenuissima</i>	Mexican Feather Grass	L	1G
	<i>To Be Selected</i>			60" Box	1		<i>Strelitzia reginae</i>	Bird-of-Paradise	M	5G
	<i>To Be Selected</i>			60" Box	1		<i>Tecoma sans 'Sierra Apricot'</i>	Sierra Apricot	M	5G
	<i>To Be Selected</i>			60" Box	1		<i>Juniperus scopulorum 'Skyrocket'</i>	Skyrocket Juniper	L	5G
	<i>To Be Selected</i>			60" Box	1		<i>Pokoumura elongatus 'Monaiah'</i>	Icee Blue 'Yellow-Wood'	L	5G
	<i>To Be Selected</i>			60" Box	1		<i>Prunus caroliniana 'Bright n' Tight'</i>	Carolina Cherry	M	5G
	<i>To Be Selected</i>			60" Box	1		<i>Strelitzia nicholai</i>	Giant Bird-of-Paradise	M	5G
	<i>To Be Selected</i>			60" Box	1		<i>Moraea toetoe</i>	Fornight Lily	L	5G

**VINES**

BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
<i>Ficus pumila</i>	Creeping Fig	M	1G
<i>Parthenocissus tricuspidata</i>	Boston Ivy	M	1G

\* Provide a 3" thick layer of mulch for all shrub areas; 1 1/2" thick mulch layer for ground cover from noosed cuttings.

**Turf**

BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
Marathon II Turf		H	Sod

**LEGEND**

- ① SPLIT FACE WALL  
- SEE FENCE & WALL PLAN L2
- ② VINYL FENCE  
- SEE FENCE & WALL PLAN L2
- ③ COMBO WALL  
- SEE FENCE & WALL PLAN L2
- ④ FRONT YARD PLANTING PLAN - TYP.  
- SEE SHEET L3

**IRRIGATION SYSTEM DESIGN STATEMENT**

The design of irrigation system will emphasize water conservation and provide efficient and uniform distribution of irrigation water. A permanent automatic, weather/ET based irrigation controller that automatically adjust irrigation responding to plant needs as weather conditions change shall be installed with a wired or wireless rain sensor which connects or communicates with the controller.

For sites utilizing potable water for landscape irrigation, a reduced pressure backflow preventer shall be installed after the water meter / sub-meter to protect the potable water supply in accordance with the State of California, City of Jurupa Valley standards and requirements.

For the sites utilizing recycled water in the landscape, the irrigation system shall be designed in accordance with State of California and City of Jurupa Valley rules and regulations for recycled water use.

Drip or other low-volume, low-pressure micro-irrigation system, as approved by the city of Jurupa Valley, shall be installed in planter areas to provide water directly to the root zones of plants. The root watering/bubble irrigation system for trees shall be separated from other irrigation systems. The irrigation system may utilize efficient rotator nozzles in large planting areas, subject to the approval of the City. The automatic irrigation system shall be designed in accordance with the City of Jurupa Valley Ordinance & Standards.

**LANDSCAPE SUMMARY**

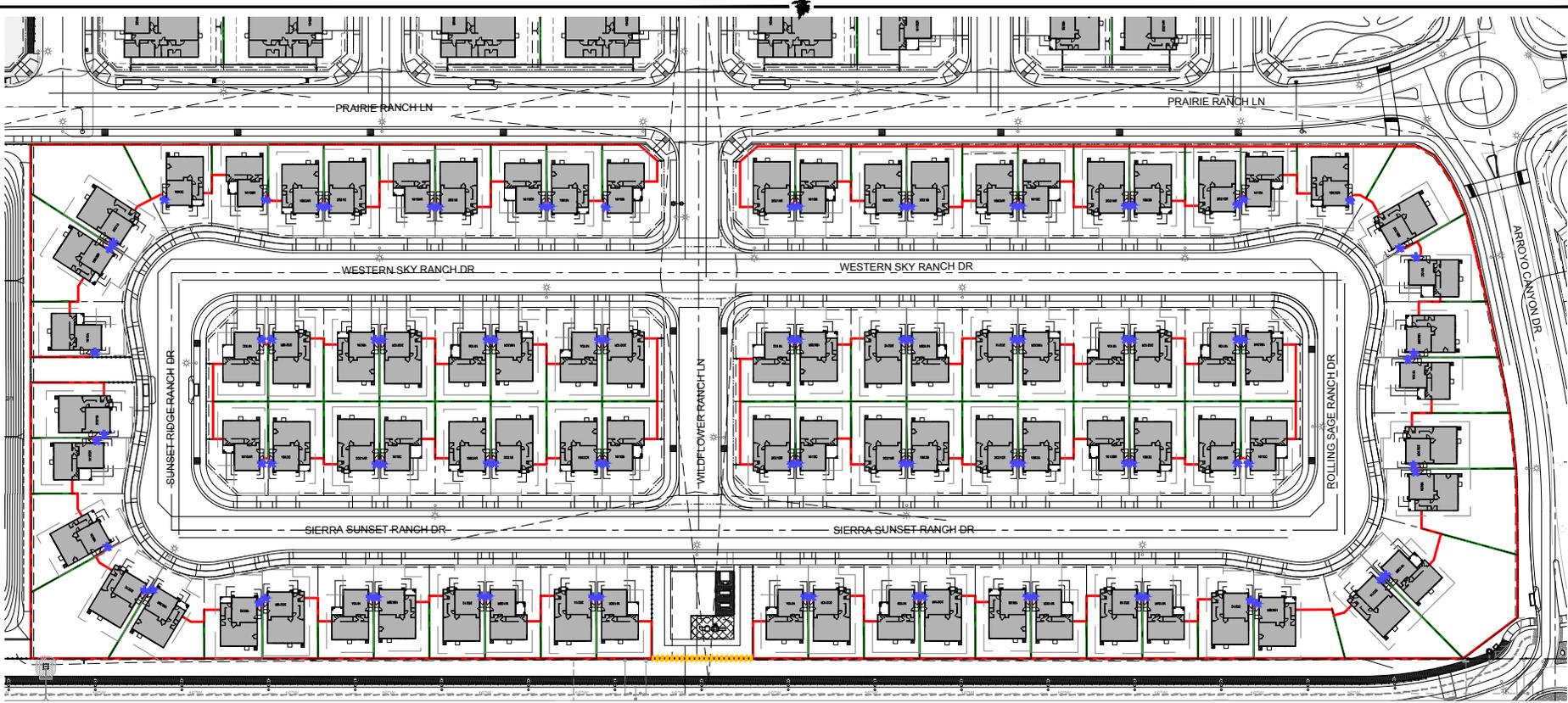
Total Site Area:	505,261 SF
Irrigated Landscape Area:	91,099 SF
Neighborhood Park Turf area:	1,593 SF

**PLANTING DESIGN STATEMENT**

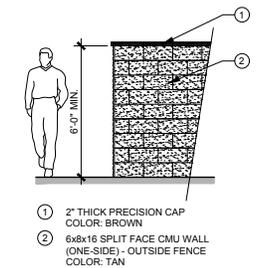
Plans to be in conformance with the City of Jurupa Valley Standards for Landscape Development and City Ordinance 2015-17 Water Efficient Landscape for Design requirements, submittal and inspection requirements and the Riverside County Guide to California Friendly Landscaping.

**CONCEPTUAL LANDSCAPE PLAN**

**L1**

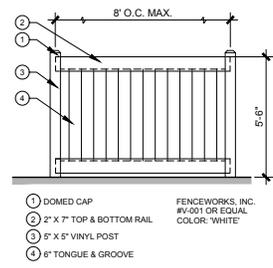


\* In addition to an anti-graffiti wall coating, self-clinging vines shall be provided to all street facing sides of walls at 15'-0" o/c.



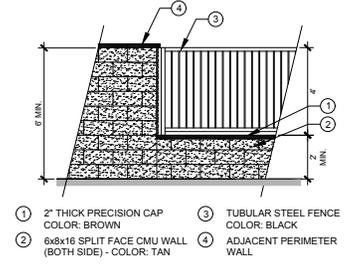
- 1 2" THICK PRECISION CAP  
COLOR: BROWN
- 2 6x8x16 SPLIT FACE CMU WALL  
(ONE-SIDE) - OUTSIDE FENCE  
COLOR: TAN

6' HIGH SPLIT FACE WALL  
SCALE: N.T.S.



- 1 DOMED CAP
  - 2 2" X 7" TOP & BOTTOM RAIL
  - 3 8" X 5" VINYL POST
  - 4 6" TONGUE & GROOVE
- FENCEWORKS, INC.  
#V-001 OR EQUAL  
COLOR: 'WHITE'

VINYL FENCE  
SCALE: N.T.S.



- 1 2" THICK PRECISION CAP  
COLOR: BROWN
- 2 6x8x16 SPLIT FACE CMU WALL  
(BOTH SIDE) - COLOR: TAN
- 3 TUBULAR STEEL FENCE  
COLOR: BLACK
- 4 ADJACENT PERIMETER  
WALL

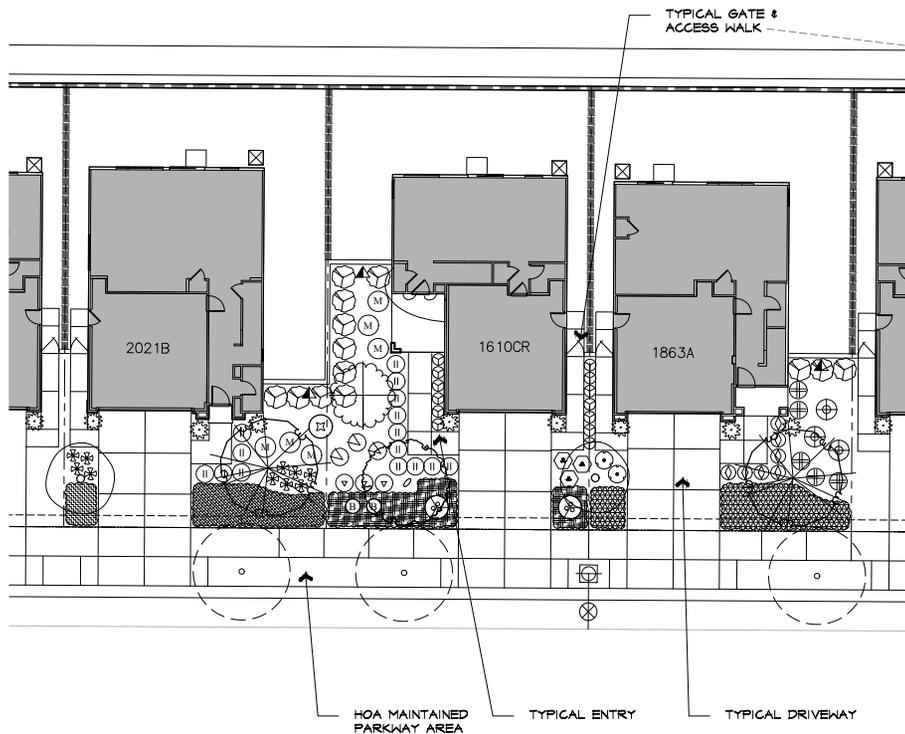
COMBO WALL  
SCALE: N.T.S.

**FENCE & WALL LEGEND**

- 6' HIGH SPLIT FACE WALL  
- SEE DETAIL ON THIS SHEET
- VINYL FENCE  
- SEE DETAIL ON THIS SHEET
- ||||| COMBO WALL  
- SEE DETAIL ON THIS SHEET
- \* PEDESTRIAN VINYL GATE

**FENCE & WALL PLAN**

**L2**



### PLANTING LEGEND

TREES	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	Ginkgo biloba	Maidenhair Tree	M	24" Box
	Pinus eldarica	Afghan Pine	L	24" Box
	Platanus acerifolia 'Bloodgood'	London Plane	M	24" Box
	Quercus ilex	Holly Oak	L	24" Box
	Koeberlinia paniculata	Golden Rain Tree	L	24" Box
	Lagerstroemia indica	Crape Myrtle	M	24" Box
	Magnolia grand. 'D.D. Blanchard'	Southern Magnolia	L	24" Box
	Podocarpus gracilior	Fern Tree	M	24" Box
	Arbutus 'Mantua'	Strawberry Tree	L	24" Box
	Cercidium 'Desert Museum'	Palo Verde	L	24" Box
	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	L	24" Box
	Tabebuia ipi	Pink Trumpet Tree	M	24" Box
	Brachybotan populifera	Bottle Tree	L	15 Gal.
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	L	15 Gal.
	Tristania conferta	Tristania Tree	M	15 Gal.

\* All street trees shall be 36" box with a 3" minimum caliper. Two (2) additional front yard trees shall be provided. Corner lots should include two (2) additional trees on the side yard.

HOA maintained area

PER OVERALL LANDSCAPE PLAN

BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
Lagerstroemia ind. 'Burgundy Cotton'	Crape Myrtle	M	36" Box STD
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	L	36" Box STD

SHRUBS	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	<b>UPRIGHT ACCENT SHRUB</b>			
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	L	5G
	Podocarpus elongatus 'Monnal'	Icee Blue Yellow-Wood	M	5G
	Prunus caroliniana 'Bright n' Tight'	Carolina Cherry	M	5G
	Streptocarpus reginae	Hand-of-Paradise	M	5G
	Mussaenda bicolor	Fortnight Lily	L	5G
	<b>TALL SHRUBS - GENERAL PALETTE</b>			
	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	M	5G
	Pittosporum tobira	Tobira	M	5G
	<b>MEDIUM SHRUBS - GENERAL PALETTE</b>			
	Agave demotiana	Dwarf Century Plant	L	5G
	Agave s. 'Blue Flame'	Blue Flame Agave	L	5G
	Aloe vera	Medicinal Aloe	L	5G
	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	L	5G
	Chondropetalum tectorum	Cape Rush	M	5G
	Cistus s. purpureus	Orchid Rockrose	L	5G
	Dianella revoluta 'DR5000'	Little Rev Flax Lily	L	1G
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily	M	5G
	Lantana montevidensis	Purple Trailing Lantana	L	5G
	Muhlenbergia rigens	Deer Grass	M	5G
	Oenothera lindheimeri	Gnra	L	5G
	Phorium tenax 'Bronze Baby'	Bronze Baby New Zealand Flax	M	5G
	Rhapidolepis umbellata 'Minor'	Indian Hawthorn	M	5G
	Rosa floribunda 'Trumpeter'	Rose	M	5G

VINES	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	Ficus Pumila	Creeping Fig	M	1G
	Parthenocissus tricuspidata	Boston Ivy	M	1G

GROUND COVERS	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	Carex divulva	Berkeley Sedge	L	1G
	Lippia nodiflora 'Kurapia S'	Kurapia®	Flat	L
	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	L	1G
	Senecio serpens	Blue Chalksticks	L	Rooted Cutting

\* Provide a 3" thick layer of mulch for all shrub areas; 1 1/2" thick mulch layer for ground cover from rooted cuttings.

### PLANTING CONCEPT

The central planting theme of "Product" is to create an air of individuality within a contiguous landscape community element. This will be achieved by using a combination of plants from the approved plant list for Vernola Ranch. There are five separate categories of shrub types by form. The plant types will lay out as follows: One will be an upright accent type shrub (e.g.: Podocarpus s. 'Monnal') to provide elevation enhancement at corners and entries. The second will be a tall shrubs type (e.g.: Pittosporum tobira). The third will be a medium flowering type shrub (e.g.: Callistemon v. "Little John") The fourth low accent type plant (e.g.: Dianella t. "Silver Streak") and the fifth are the low ground cover plant types (e.g. Senecio mandraliscae). These are to be used in a manner to create a "layered" landscape design as outlined in the Design Guidelines and will be inserted within the framework of a homogenous planting scheme that will provide the thread that will bring the neighborhood together. These landscape areas are to be HOA maintained.

\* TYPICAL FRONT YARD PLANTING SHOWN IS CONCEPTUAL IN NATURE AND IS REPRESENTATIVE OF THE SCALE OF PLANTING TO BE PROVIDED

## FRONT YARD PLANTING PLAN - TYP.

# L3

**ATTACHMENT NO. 5**

Maintenance Exhibit



**MAINTENANCE LEGEND**

- HOA MAINTENANCE
- PRIVATE HOMEOWNER MAINTENANCE



NORTH



SCALE : 1"=100'-0"

**VERNOLA PA-14  
MAINTENANCE EXHIBIT**

CITY OF JURUPA VALLEY



**S I T E S C A P E S**  
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and Planning

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25-023 07/11/2025