

# Staff Report

---

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**

---

## 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.

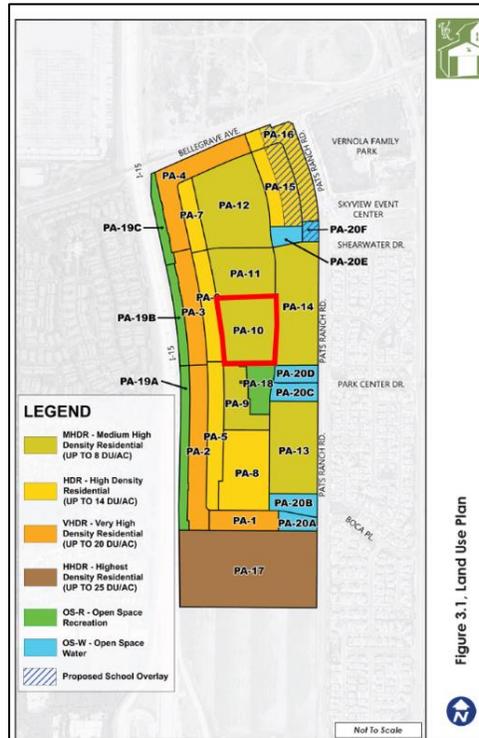
**EXHIBIT NO. 1 - SITE SUMMARY TABLE**

<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.

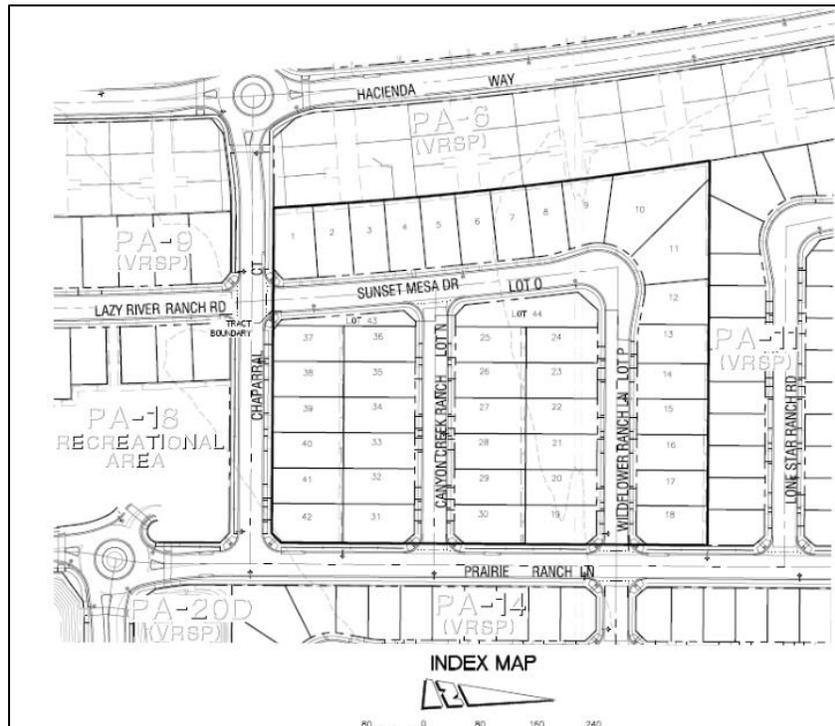
Key project features include:



- **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.

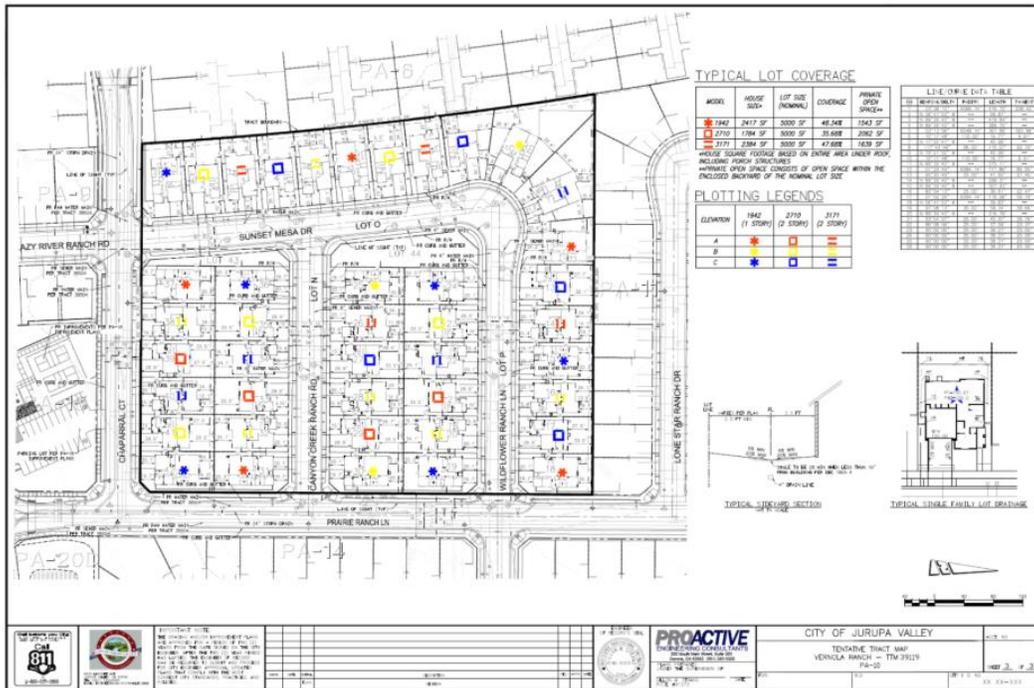
**EXHIBIT NO. 3 - PROPOSED SUBDIVISION TENTATIVE TRACT MAP**



## 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:



---

Rob Gonzalez, AICP  
Principal Planner

Submitted by:



---

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.

---

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-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.

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

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 (RBBB) Program.** Prior to final occupancy. 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 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.

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

- 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.

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

- 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

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

- 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

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

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.

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

- 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

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

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.

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

- 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.

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

**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

---

**Signature**

---

**Lead Agency**

---

Joe Perez, Community Development Director

---

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**.

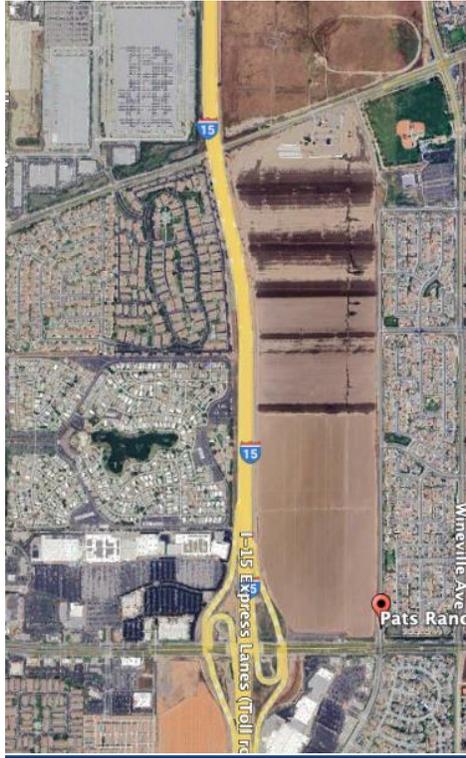
The certified EIR determined that the development accommodated by the previously approved Specific Plan including the TTM would result in **potentially significant impacts**: Agriculture and Forestry Resources. There were no feasible mitigation measures available for Agriculture and Forestry Resources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

	<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 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>	
---	--	--

**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.

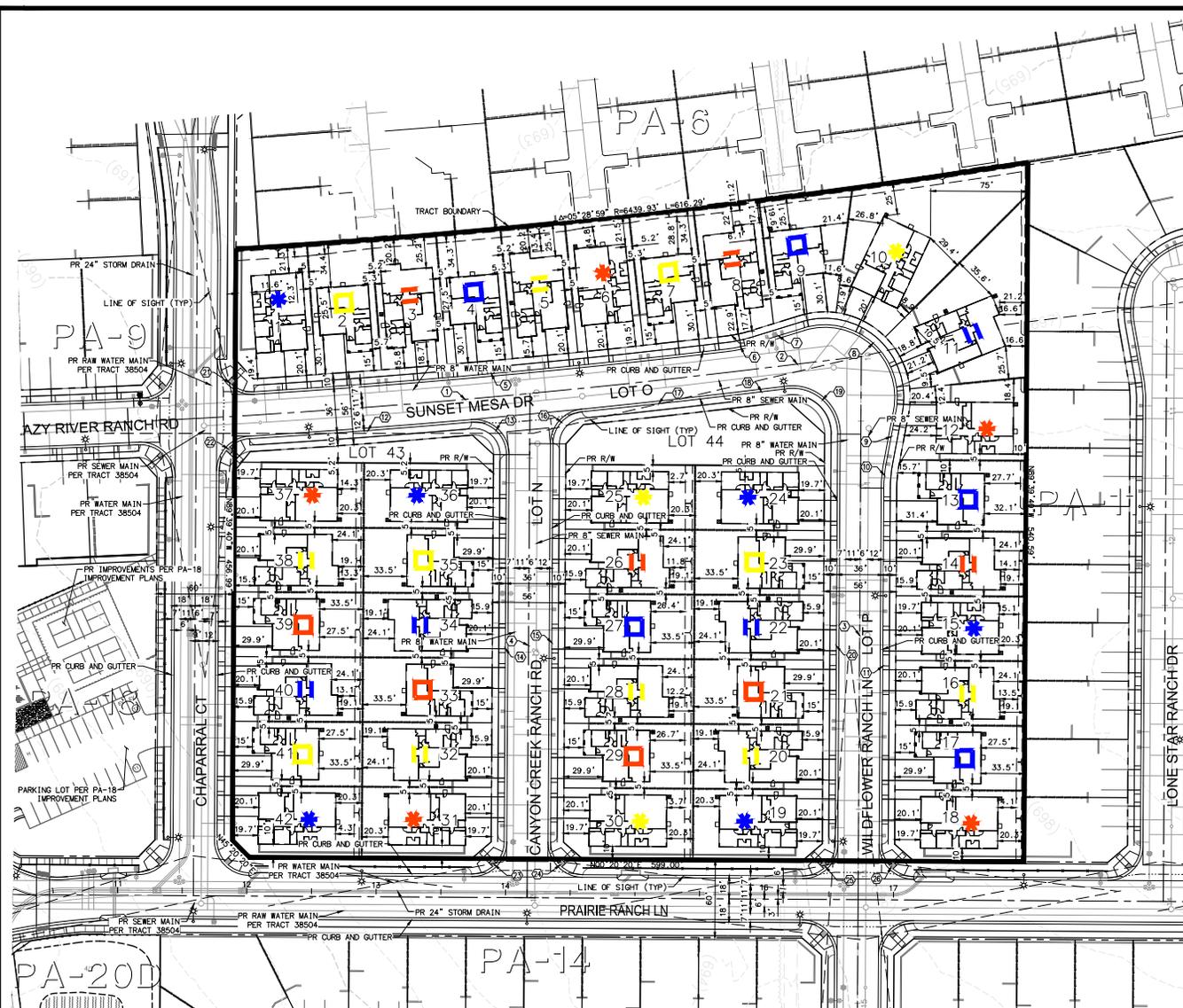
Based on the Interagency Development Review Process for MA25063, the approval of TTM 39119 into the development of 42 lots for single family detached residential units would not result in any new significant environmental impacts, substantially increase the severity of previously identified effects, 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

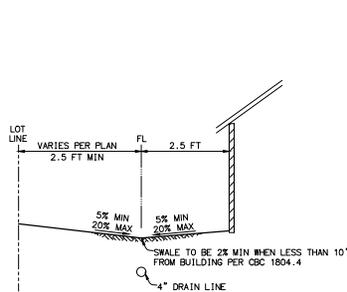
MODEL	HOUSE SIZE*	LOT SIZE (NOMINAL)	COVERAGE	PRIVATE OPEN SPACE**
1942	2417 SF	5000 SF	48.34%	1543 SF
2710	1784 SF	5000 SF	35.68%	2062 SF
3171	2384 SF	5000 SF	47.68%	1639 SF

\*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

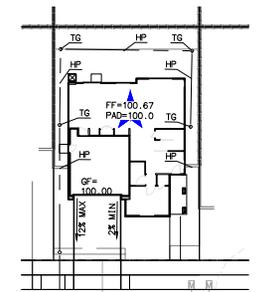
LINE/CURVE DATA TABLE				
(#)	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	03° 38' 10"	8568.14'	416.70'	208.42'
2	N 06° 47' 53" W	---	99.87'	---
3	N 89° 39' 40" W	---	419.84'	---
4	N 89° 39' 40" W	---	389.70'	---
5	03° 13' 08"	8548.14'	367.88'	183.99'
6	10° 17' 28"	110.00'	19.77'	9.91'
7	N 17° 05' 41" W	---	40.99'	---
8	N 17° 43' 49"	56.00'	115.07'	92.70'
9	N 79° 21' 52" W	---	40.99'	---
10	10° 17' 28"	110.00'	19.77'	9.91'
11	N 89° 39' 40" W	---	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" W	---	299.31'	---
15	N 89° 39' 40" W	---	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" W	---	39.83'	---
19	07° 08' 13"	35.00'	59.34'	39.66'
20	N 89° 39' 40" W	---	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 LAMONTE 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



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

A - MODERN FARMHOUSE



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

B - AMERICAN TRADITIONAL

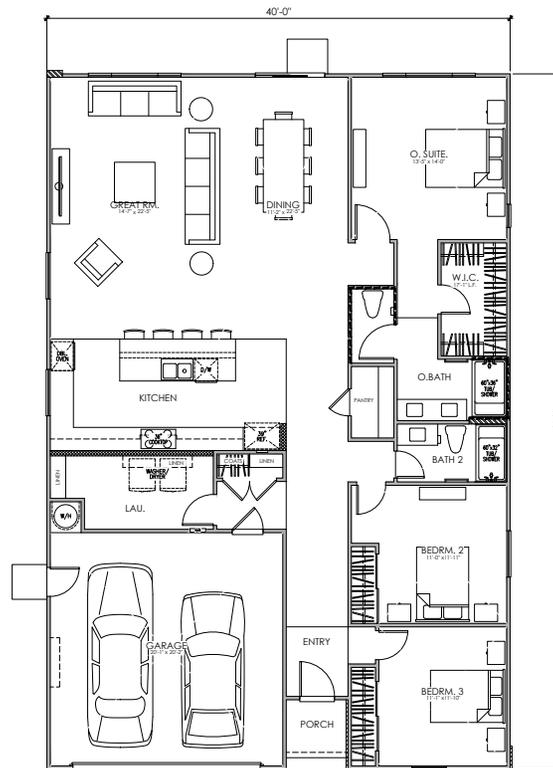


© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

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.





© 2025 Kevin L. Crook Architect, Inc.

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

FRONT



RIGHT

**MATERIALS LEGEND**

- (WHERE APPLICABLE)
- 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

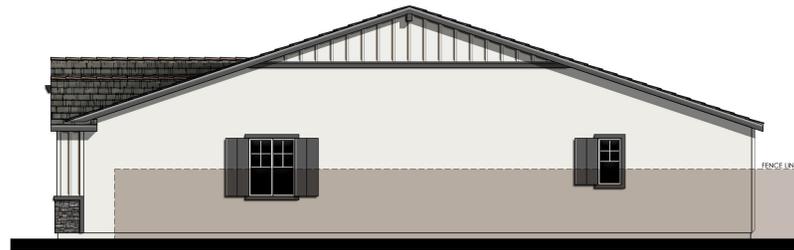
COLOR SCHEME 1

PLAN 1A (1942)

MODERN FARMHOUSE ELEVATIONS

Homestead AT THE FARM  
JURUPA, CALIFORNIA

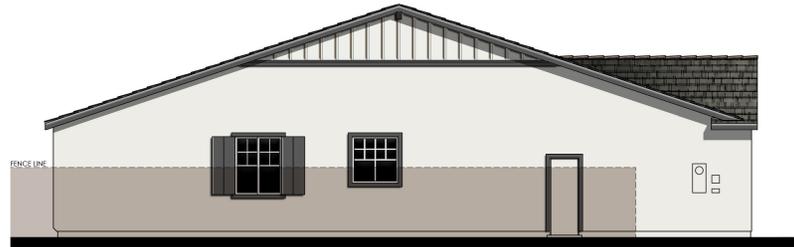




RIGHT



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1942)

MODERN FARMHOUSE ENHANCED ELEVATIONS





© 2025 Kevin L. Crook Architect, Inc.

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

FRONT

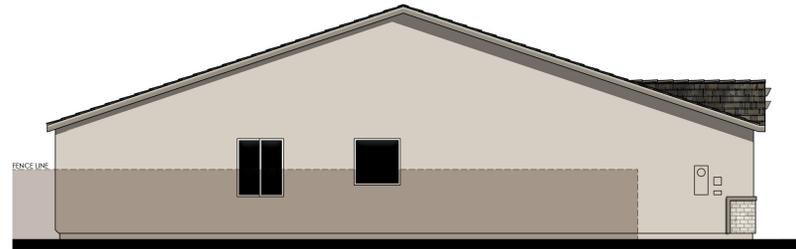


RIGHT

- MATERIALS LEGEND**  
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - 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

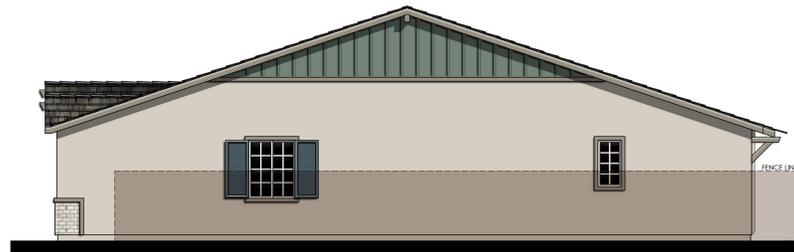
COLOR SCHEME 4

PLAN 1B (1942)

AMERICAN TRADITIONAL ELEVATIONS

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

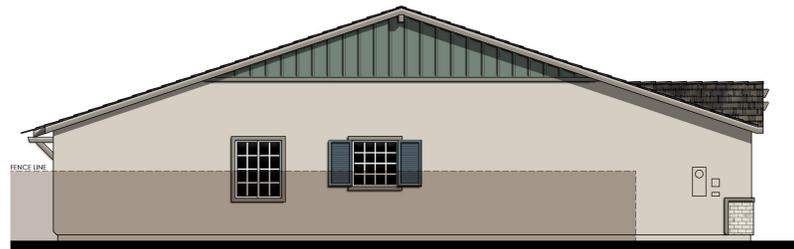
0 2 4 8 12



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



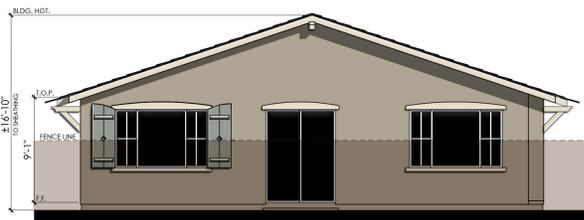
LEFT

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





RIGHT



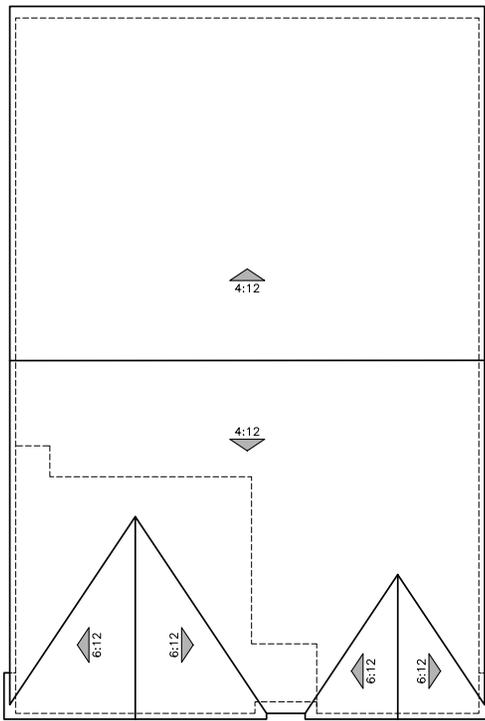
REAR



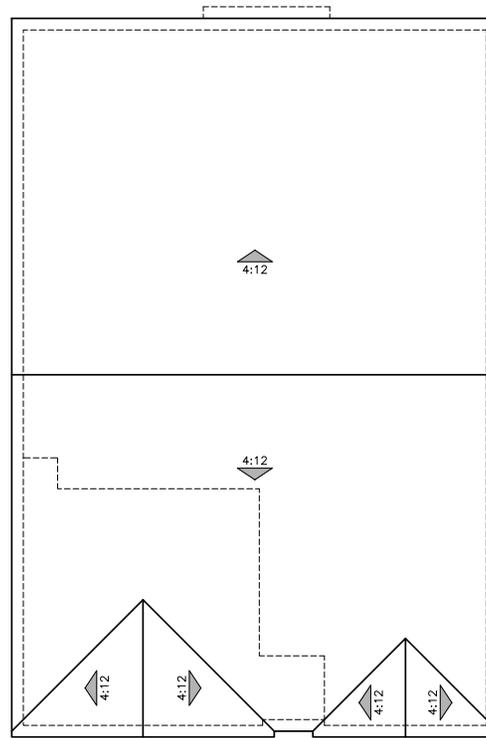
LEFT

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

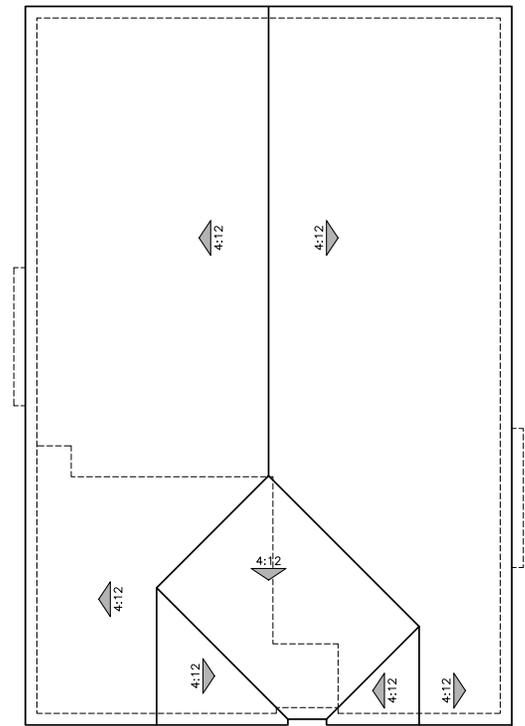




A - MODERN FARMHOUSE



B - AMERICAN TRADITIONAL



C - PROVENCE

PLAN 1 (1942)  
ROOF PLANS





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

A - MODERN FARMHOUSE



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

B - AMERICAN TRADITIONAL

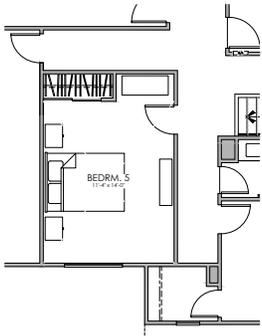


© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

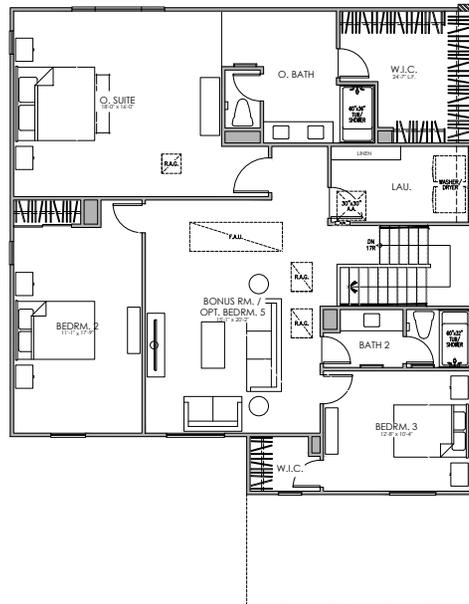
C - PROVENCE

PLAN 2 (2710)  
FRONT ELEVATIONS

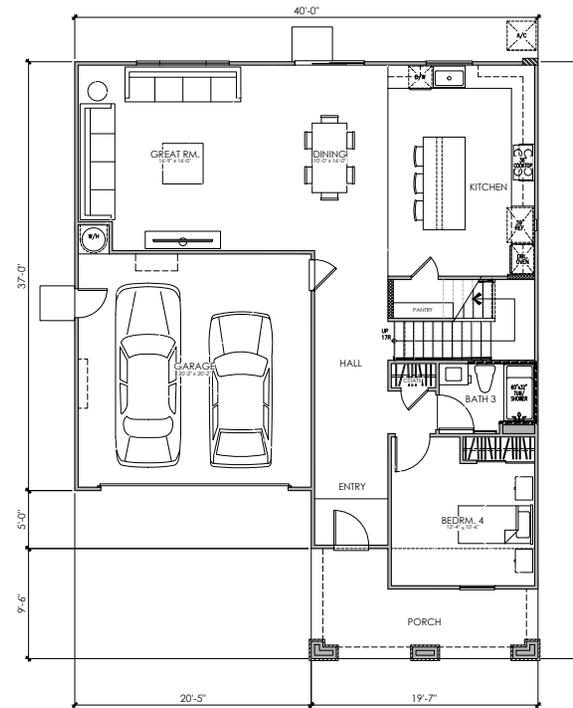




OPT. BEDRM. 5



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.





© 2025 Kevin L. Crook Architect, Inc.

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

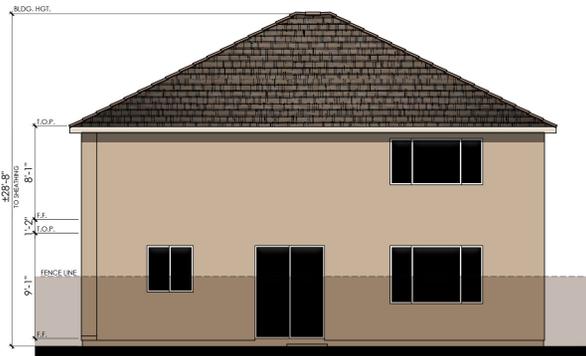
FRONT



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





RIGHT



REAR



LEFT

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

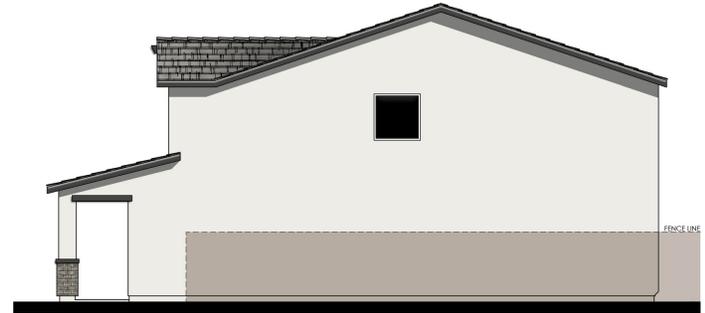




© 2025 Kevin L. Crook Architect, Inc.

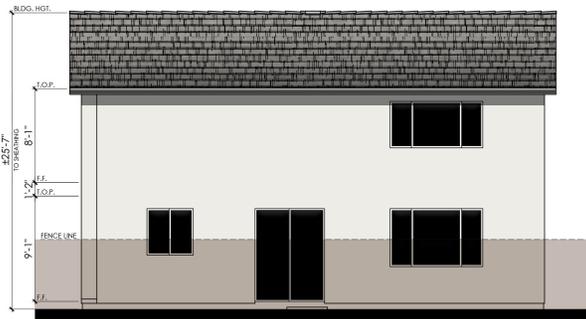
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

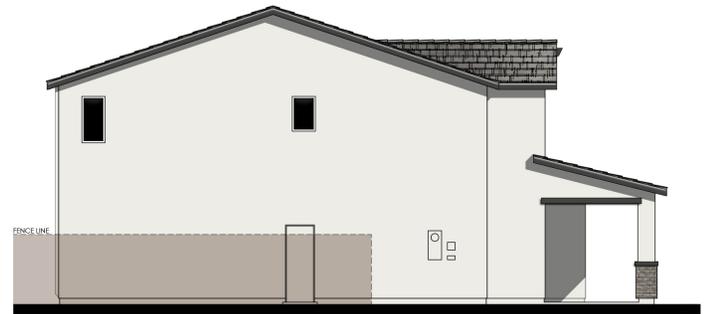


RIGHT

**MATERIALS LEGEND**  
(WHERE OCCURS)  
 FRONT DOOR: FIBERGLASS  
 GARAGE DOOR: METAL SECTIONAL  
 ROOF: CONCRETE FLAT TILE  
 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





RIGHT



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (2710)

AMERICAN TRADITIONAL ENHANCED ELEVATIONS

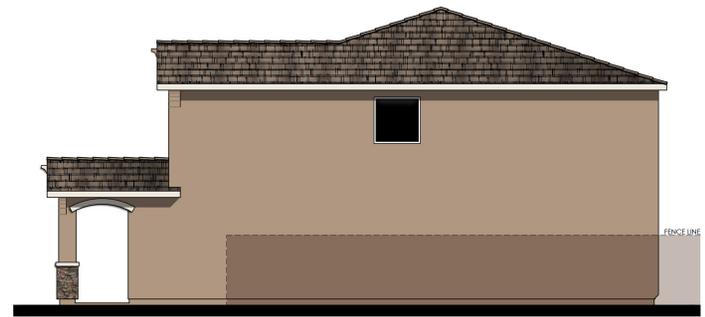




© 2025 Kevin L. Crook Architect, Inc.

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



LEFT

COLOR SCHEME 8  
 PLAN 2 C (2710)  
 PROVENCE ELEVATIONS

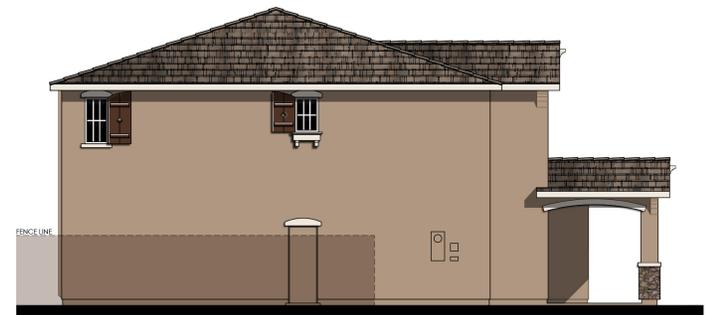




RIGHT



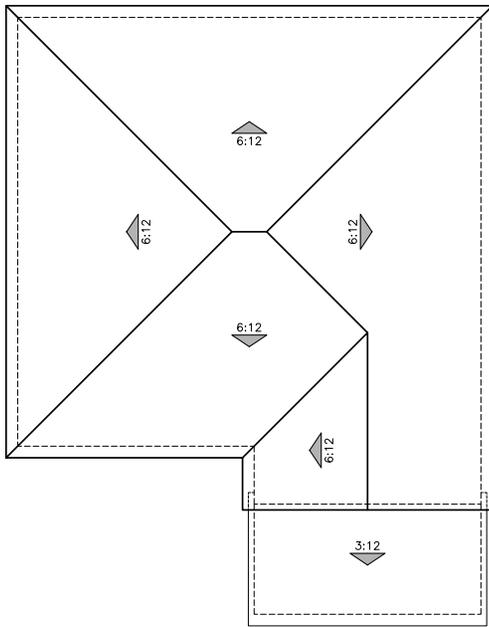
REAR



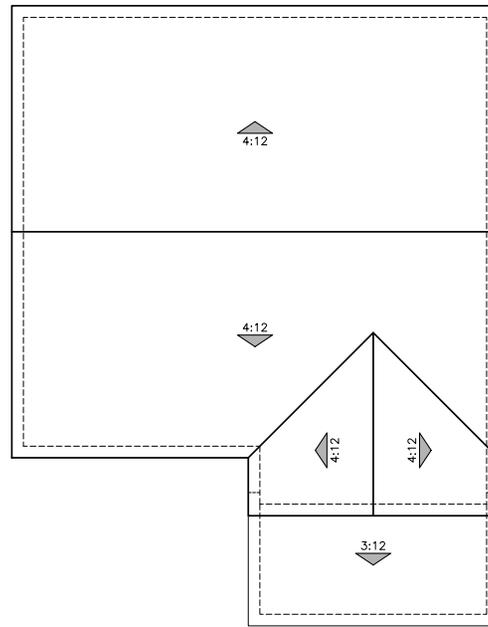
LEFT

COLOR SCHEME 8  
 PLAN 2C (2710)  
 PROVENCE ENHANCED ELEVATIONS

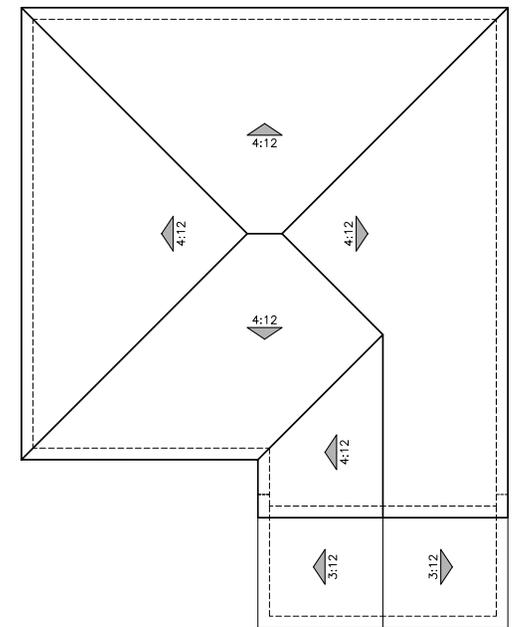




A - MODERN FARMHOUSE



B - AMERICAN TRADITIONAL



C - PROVENCE

PLAN 2 (2710)  
ROOF PLANS





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

A - MODERN FARMHOUSE



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

B - AMERICAN TRADITIONAL

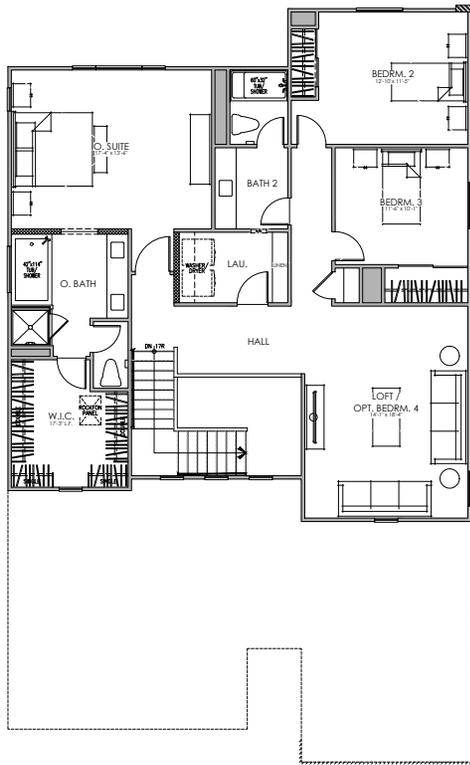


© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

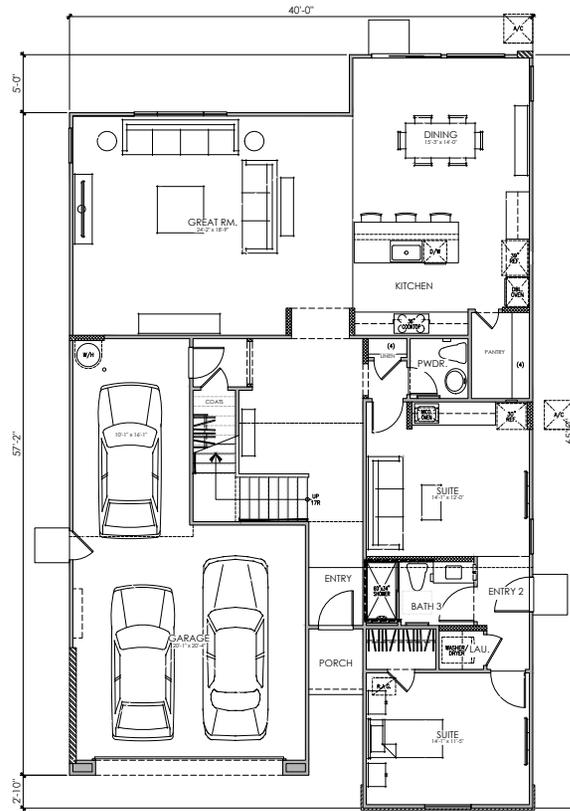
C - PROVENCE

PLAN 3 (3171)  
FRONT ELEVATIONS

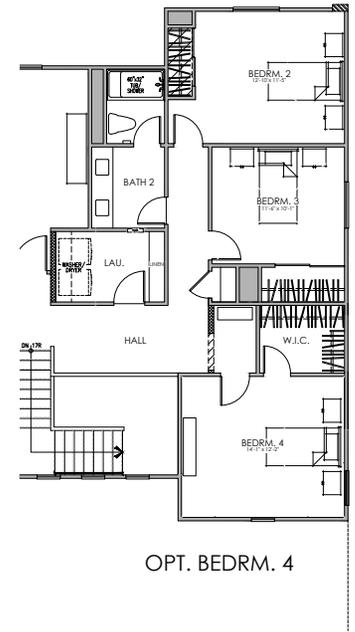




SECOND FLOOR



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.



© 2025 Kevin L. Crook Architect, Inc.

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

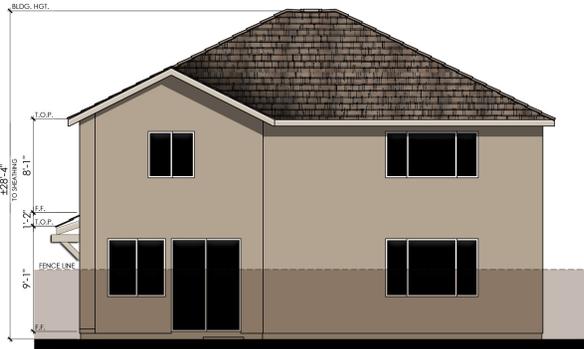
FRONT



RIGHT

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - 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





© 2025 Kevin L. Crook Architect, Inc.

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

FRONT

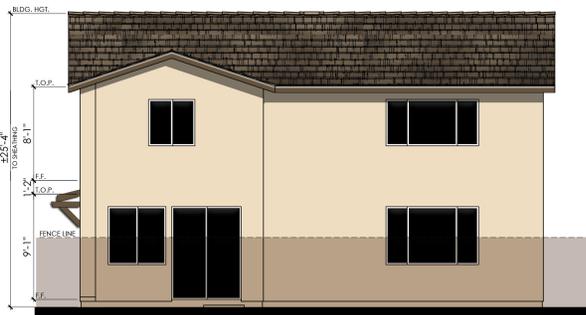


RIGHT

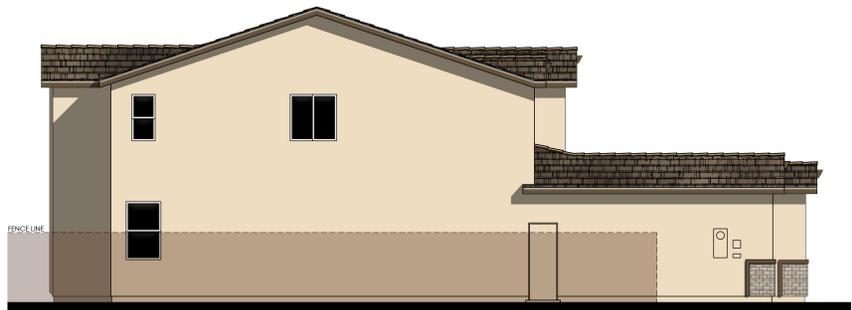
**MATERIALS LEGEND**

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- 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

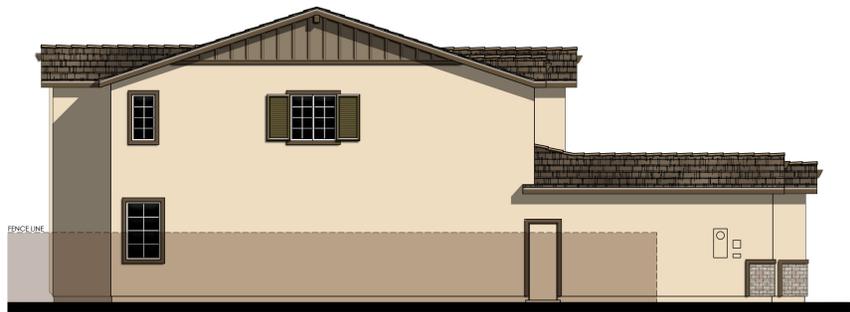




RIGHT



REAR



LEFT

COLOR SCHEME 6

PLAN 3B (3171)

AMERICAN TRADITIONAL ENHANCED ELEVATIONS

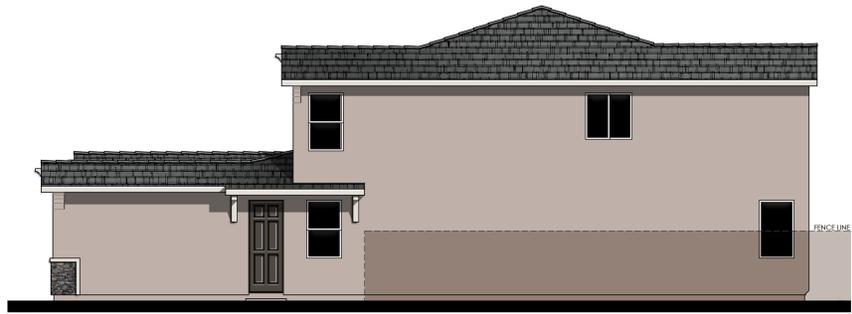




© 2025 Kevin L. Crook Architect, Inc.

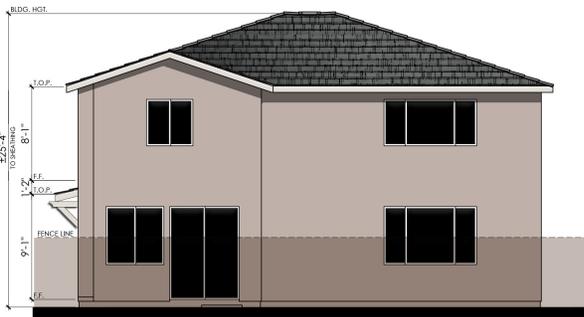
Refer to landscape drawings for wall, tree, and shrub locations

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



LEFT

COLOR SCHEME 9  
**PLAN 3C (3171)**  
 PROVENCE ELEVATIONS





RIGHT



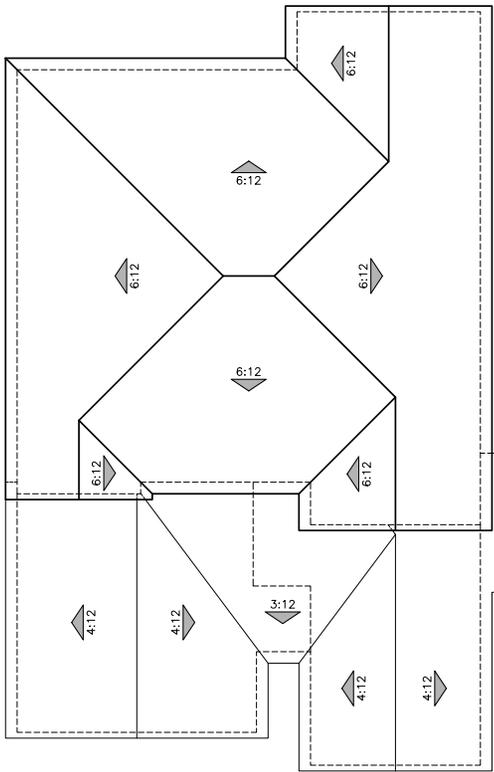
REAR



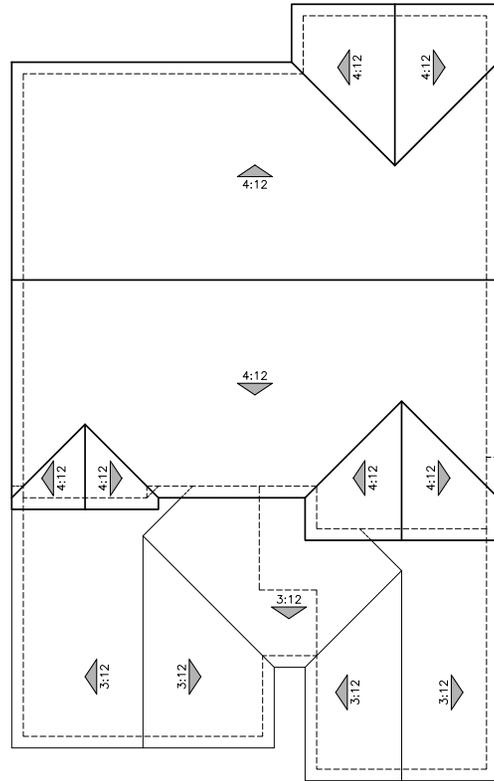
LEFT

COLOR SCHEME 9  
 PLAN 3C (3171)  
 PROVENCE ENHANCED ELEVATIONS

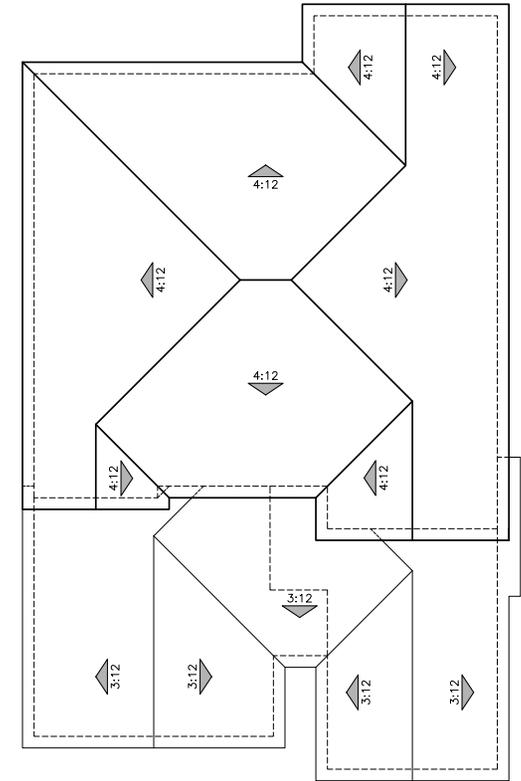




A - MODERN FARMHOUSE



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

**LENNAR** HOMESTEAD AT THE FARM Kevin L. Crook Architect Inc  
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

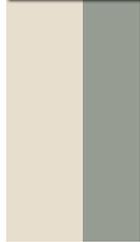
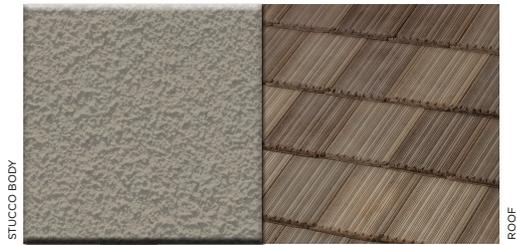
FRONT DOOR / SHUTTERS

BRICK

**LENNAR** HOMESTEAD AT THE FARM Kevin L. Crook Architect Inc  
JURUPA, CA #24105 P7 JAN. 28, 2025 PLANNING + ARCHITECTURE

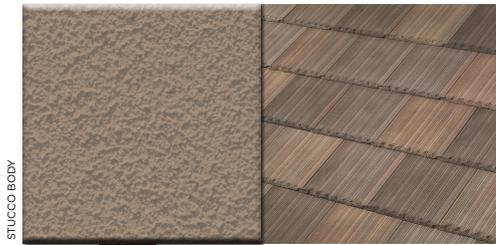
COLOR BOARDS - "B" AMERICAN TRADITIONAL

PROVENCE  
SCHEME #7



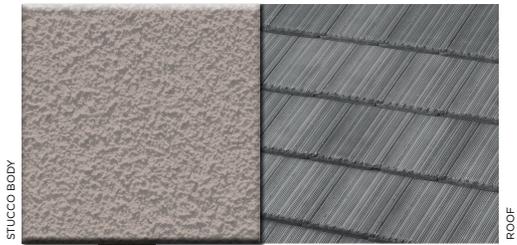
LENNAR® HOMESTEAD AT THE FARM Kevin L. Crook Architect Inc. #24105 P7 JAN. 28, 2025 JURUPA, CA

PROVENCE  
SCHEME #8



LENNAR® HOMESTEAD AT THE FARM Kevin L. Crook Architect Inc. #24105 P7 JAN. 28, 2025 JURUPA, CA

PROVENCE  
SCHEME #9



LENNAR® HOMESTEAD AT THE FARM Kevin L. Crook Architect Inc. #24105 P7 JAN. 28, 2025 JURUPA, CA

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 mimosifolia</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>Brachycthon populacea</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 Lighnin' 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>Rhaphiophora 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'	Red 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

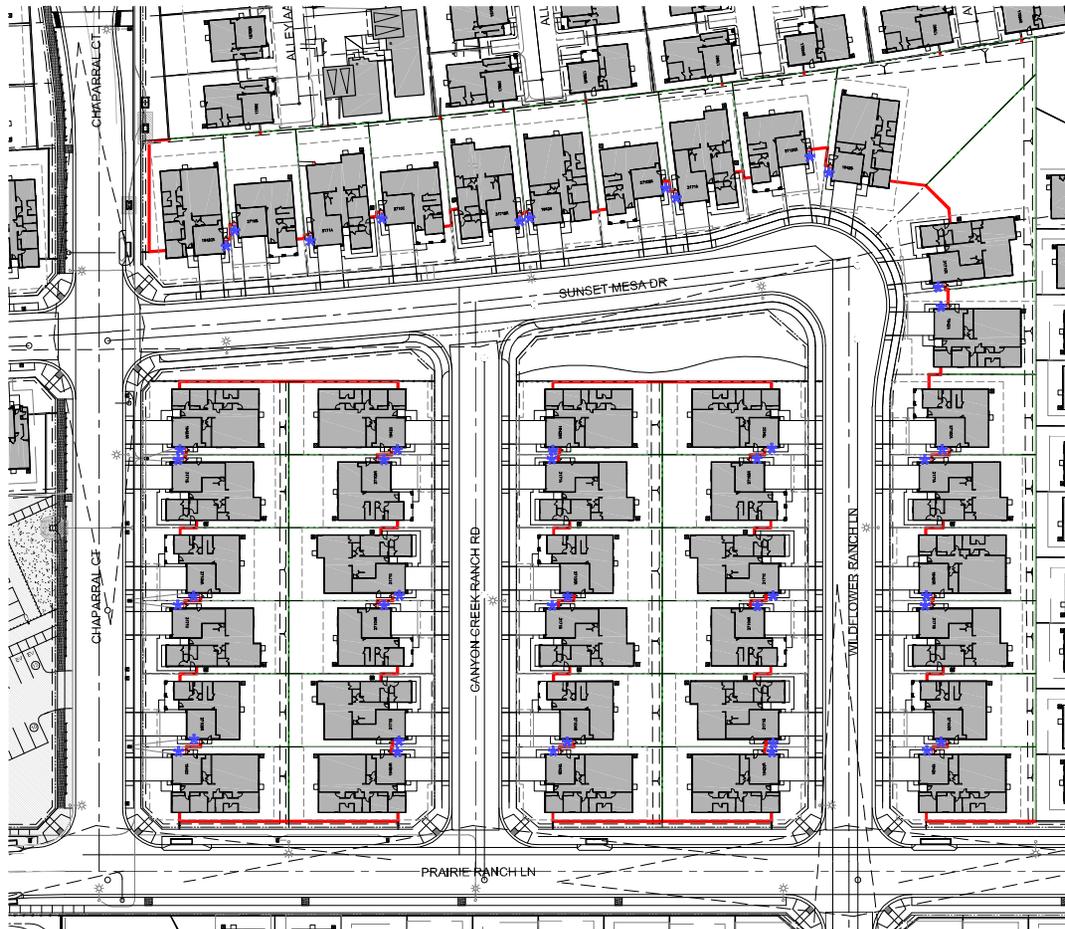
VINES	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	<i>Ficus pumila</i>	Creeeping Fig	M	1G
	<i>Parthenocissus tricuspidata</i>	Boston Ivy	M	1G

\* 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

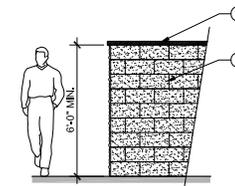
# CONCEPTUAL LANDSCAPE PLAN

L1



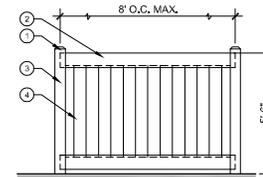
**FENCE & WALL LEGEND**

- 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.



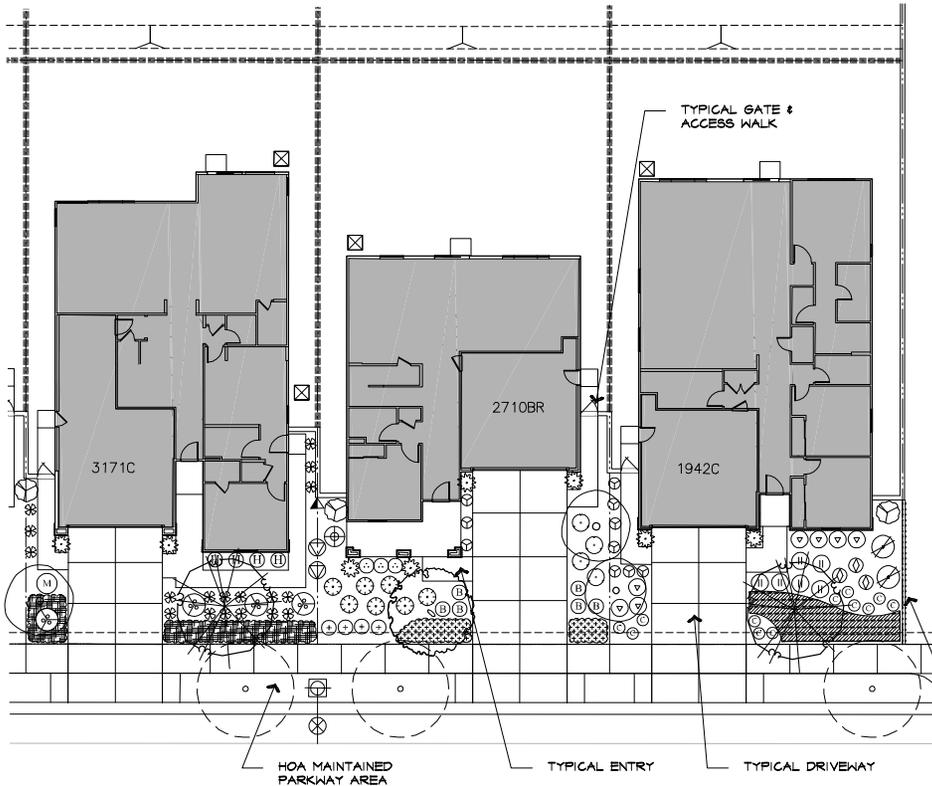
- ① DOMED CAP
- ② 2" X 7" TOP & BOTTOM RAIL
- ③ 5" X 5" VINYL POST
- ④ 6" TONGUE & GROOVE

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 sibirica	Siberian Pine	L	24" Box
	Platanus acerifolia 'Bloodgood'	Bloodgood Plane	M	24" Box
	Quercus ilex	Holly Oak	L	24" Box
	Koeleria paniculata	Golden Rain Tree	L	24" Box
	Lagerstroemia indica	Crape Myrtle	M	24" Box
	Magnolia grand. D.D. 'BlueStar'	Southern Magnolia	L	24" Box
	Panicum gracilior	Iron Pine	M	24" Box
	Arbutus 'Mama'	Strawberry Tree	L	24" Box
	Cercidium 'Desert Monarch'	Palo Verde	L	24" Box
	Carya canadensis 'Forest Pansy'	Forest Pansy Redstart	L	24" Box
	Tachiba spec.	Pink Trumpet Tree	M	24" Box
	Baccharis pyramidalis	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 trees per street shall be provided. Center lots should include two (2) additional trees on the public yard.				
STREET TREE * HOA maintained area				
	Quercus ilex	Holly Oak	L	36" Box STD
<b>SHRUBS</b>				
SHRUBS	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	<b>UPRIGHT ACCENT SHRUB</b>			
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	L	5G
	Pachirpa elegans 'Monna'	Icee Blue Yellowwood	M	5G
	Prunus caroliniana 'Brightly Light'	Carolina Cherry	M	5G
	Syringa reginae	Birds-of-paradise	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 'Blue Flame'	Blue Flame Agave	L	5G
	Aloe vera	Medicinal Aloe	L	5G
	Calandrinia speculabilis	Rock Purslane	L	1G
	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	L	5G
	Chamaecyparis teucrium	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 tridentata	Purple Trailing Larrea	L	5G
	Lomandra longifolia 'LM300'	Beccia™ 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
	Wearingis fusca 'Munda'	Munda™ Coast Rosemary	L	5G
	<b>VINES</b>			
	Ficus Pumila	Creeeping Fig	M	1G
	Plectranthus truncatus	Boston Ivy	M	1G
	<b>GROUND COVERS</b>			
	Larrea tridentata '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; 1-2" 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 center. 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**

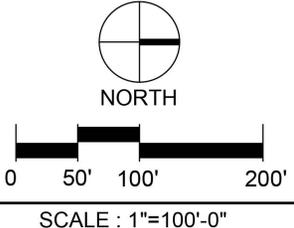
Maintenance Exhibit



**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