City of Jurupa Valley

# Staff Report

DATE: FEBRUARY 25, 2026

TO: CHAIR SHULTZ AND MEMBERS OF THE PLANNING COMMISSION

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

BY: ROB GONZALEZ, PRINCIPAL PLANNER

SUBJECT: AGENDA ITEM NO. 4

**A PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 25111, TENTATIVE TRACT MAP (TTM) NO. 39210, SITE DEVELOPMENT PERMIT (SDP) NO. 26002, AND VARIANCE (VAR) NO. 26001 AND A PREVIOUS ENVIRONMENTAL DETERMINATION PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR A 604-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT. THE PROJECT SITE IS LOCATED NORTH OF LIMONITE AVENUE, WEST OF PATS RANCH ROAD, AND EAST OF THE I-15 FREEWAY (APNS: 160-050-023, -073, -005, -074); APPLICANT: ANTHONY VERNOLA & VERNOLA MARITAL TRUST**

## RECOMMENDATION

That the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC-0006:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY APPROVING MASTER APPLICATION NO. 25111 (MA25111) CONSISTING OF TENTATIVE TRACT MAP NO. 39210 (TTM39210), SITE DEVELOPMENT PERMIT NO. 26002 (SDP26002), AND VARIANCE NO. 26001, AND ADOPTING A PREVIOUS ENVIRONMENTAL DETERMINATION PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR A 604-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT LOCATED NORTH OF LIMONITE AVENUE, WEST OF PATS RANCH ROAD, AND EAST OF THE I-15 FREEWAY (ASSESSOR'S PARCEL NUMBERS 160-050-023, -073, -005, -074)**

## BACKGROUND

The project site is located within Planning Area 17 (PA-17) of the Vernola Ranch Specific Plan, which designates the area as Highest Density Residential (HHDR) and allows development at a density of 20 to 25 dwelling units per acre. The Specific Plan identifies PA-17 as an appropriate location for multi-family development consisting of stacked flats or a combination of stacked flats and townhomes. Residential units within this planning area may be developed as for-sale or rental units and may also be age-restricted for senior housing. Gated communities are permitted, with gate design, queuing, and turnaround to be evaluated during the site development review process. Pursuant to the Vernola Ranch Specific Plan, multi-family development is subject to approval through a Site Development Permit. The project site consists of approximately 24.10 net acres and proposes a total of 604 dwelling units, in three story condo buildings, resulting in an overall density of approximately 24.0 dwelling units per acre, which is consistent with the residential capacity anticipated for this planning area under the Specific Plan.

**EXHIBIT NO. 1 - AERIAL**

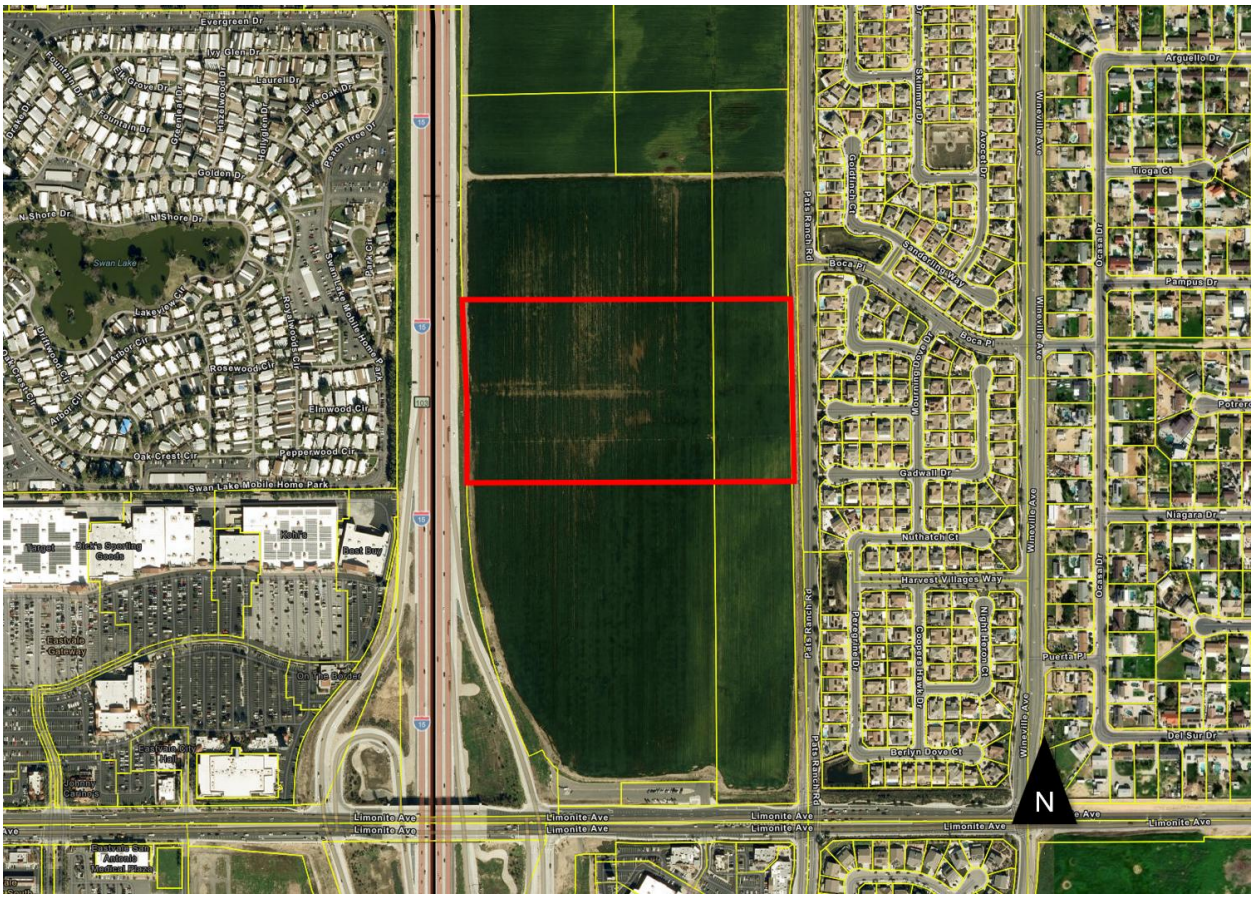
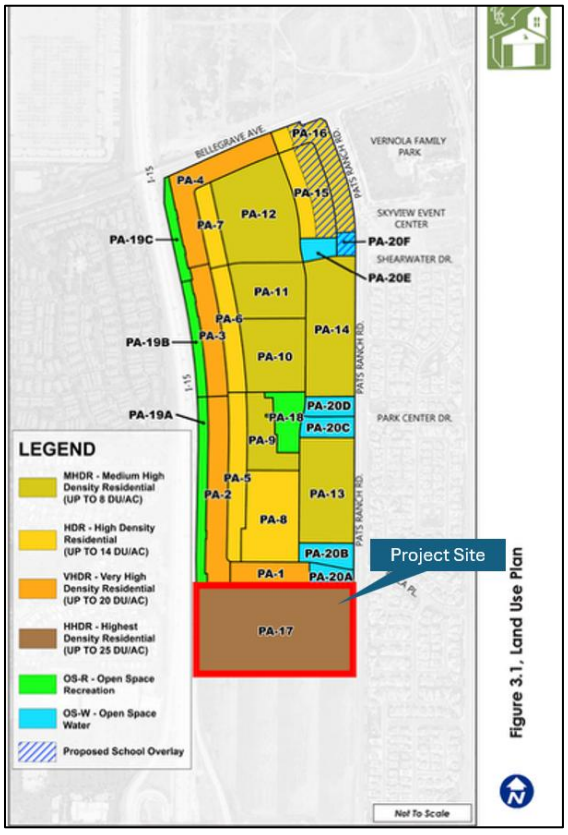


**EXHIBIT NO. 2- SITE SUMMARY TABLE**

| Data | Note |
|---|---|
| **General Plan Designation** | **Highest Density Residential (HHDR)** |
| **Acres** | **24.10 Acres** |
| **Zoning** | **Specific Plan Zone** |
| **Specific Plan** | **Vernola Ranch Specific Plan, Planning Area 17** |
| **Units** | **604** |

The project site is located within the southern portion of the Vernola Ranch Specific Plan (VRSP) area. Properties located north of the site include Planning Areas 20A, 1, 2, and 19A. The site is bounded to the south by an approximately 38.4-acre property designated for commercial development, which is currently undeveloped. The Vernola Ranch Specific Plan includes policies requiring development within Planning Area 17 to consider and accommodate future development of adjacent planning areas, including the commercially designated property to the south.

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



## PROJECT DESCRIPTION

The site plan is organized as a large multi-family residential development consisting of condominium units intended for private ownership. The proposed development is a market-rate project that is consistent with the land use designation for Planning Area 17. The project is subdivided into two condominium lots, identified as Lot 1 and Lot 2. The site design includes internal private streets and an integrated network of pedestrian pathways that provide circulation and connectivity throughout the development.

## PHASING

The applicant proposes to phase the project, with Lot 1 (the portion of the site fronting Pats Ranch Road) developed first. This initial phase will include the site entrance, 226 residential units, recreational center, and associated walkways and alleys. The remaining portion of the site, including the freeway-adjacent rear area (Lot 2), will be developed in a later phase. During the interim, the developed and undeveloped portions of the site will be separated by a solid vinyl fence. Any modifications to the proposed phasing will be coordinated with the Planning Division and processed as required. Condition No. 9 would require a more detailed phasing plan to be submitted for review and approval by the Community Development Director prior to the issuance of a grading permit.

**EXHIBIT NO. 4 - PROJECT SITE PLAN AND LANDSCAPING**




## BUILDING CONFIGURATION

The project proposes a total of 58 condominium buildings (three-story buildings) arranged in a grid-like pattern that provides consistent setbacks, internal courtyards, and direct access to on-site amenities. Buildings are organized by development phase and building type, and the overall site layout emphasizes walkability, internal circulation, and architectural variety. The project includes

five distinct residential building products (Products A through E), each incorporating variations of Monterey and Farmhouse architectural styles with complementary accents and decorative materials to provide visual interest throughout the development.

**EXHIBIT NO. 4 - PROJECT SITE PLAN AND LANDSCAPING**

| Product Type | Building Configuration | Units per Building | No. of Buildings | Architectural Style |
|---|---|---|---|---|
| Product A | Courtyard building | 16 units | 4 | Monterey / Farmhouse |
| Product B | Interlocking townhomes | 6-unit and 8-unit | 14 | Monterey / Farmhouse |
| Product C | Back-to-back units | 4-unit, 6-unit, and 10-unit | 12 | Monterey / Farmhouse |
| Product D | Stacked flats | 11 units | 14 | Monterey / Farmhouse |
| Product E | Stacked flats | 14 units | 14 | Monterey / Farmhouse |
| **Total** | | | **58** | |

## ACCESS AND CIRCULATION

Primary vehicular access to the project site is provided via internal private streets connecting to Pats Ranch Road. The main entrance is designed with a landscaped gateway treatment and enhanced paving to define the project entry and provide a transition from the public right-of-way to the internal circulation system for vehicles and pedestrians. The entrance incorporates two monument sign walls featuring 24-inch stone veneer, project identification signage, split-face masonry walls, and tubular steel fencing. Gated access is also provided at the primary entrance. While the project includes a single primary vehicular entrance, the site design also incorporates an emergency vehicle access path located near the southern lot line to accommodate emergency access and circulation.

**EXHIBIT NO. 5 - ENTRY TO SITE**




## PARKING & GARAGES

The project proposes a total of 1,388 vehicle parking spaces. Pursuant to the Jurupa Valley Municipal Code, a minimum of 1,372 parking spaces is required; therefore, the project meets the applicable parking requirements. The proposed parking supply includes 996 spaces within garages, 57 spaces within carports, 19 spaces within individual driveways, and 316 surface parking spaces.

In addition, accessible parking is provided throughout the site, including two spaces located within carports and 16 spaces located within uncovered parking areas. The project also includes one accessible van parking space, with six accessible spaces provided in uncovered locations.

## AMENITIES

The primary recreational area is located within Lot 1 and includes a clubhouse and pool facility. The clubhouse provides a multipurpose building with an arcade area, office, multipurpose room, restrooms, parcel room, barbecue area, and covered loggia. Supporting facilities include a pool equipment room, storage areas, an outdoor heater area, associated restrooms, and an outdoor swimming pool and spa.

**EXHIBIT NO. 6 – PRIMARY RECREATIONAL AREA AND AMENITIES**



A secondary recreational area is located in Lot 2 and towards the rear of the project site. It includes a recreation building with restrooms, pool equipment, and a fitness room, as well as a swimming pool, spa, sun deck, spa wall, and an outdoor barbecue area consisting of two barbecue stations with shade structures. This secondary recreational area is proposed to be constructed during Phase 2 of the project. The phased delivery of recreational amenities is intended to ensure adequate access to amenities as the development builds out and to provide a proportional and sustainable funding structure through the homeowners association (HOA) for the construction, operation, and maintenance of these facilities.

The project also includes a central paseo that functions as a landscaped greenbelt, providing seating areas and outdoor gathering spaces distributed throughout the site. Dog park facilities are located in the southeast, southwest, and northwest portions of the project site. In addition, the 16-unit courtyard condominium buildings incorporate enhanced courtyard features, including a central accent tree, seating areas with decorative paving, and landscaped focal elements.

**EXHIBIT NO. 7 - SECONDARY RECREATIONAL AREA AND AMENITIES**




## ELEVATIONS

The proposed project includes multiple multi-family residential buildings designed in a contemporary architectural style. The architecture incorporates articulated façades and a variety of building forms, with repeated but offset massing that includes shifts in plane, setbacks, and projections.

Buildings utilize a mix of exterior finishes, including stucco surfaces, accent materials, and coordinated color variations to provide visual interest and cohesion across the site. Architectural

elements such as balconies and recessed entries are integrated into the elevations, providing private open space while adding depth and articulation.

The multi-family buildings feature architectural elevation themes identified as Monterey and Farmhouse variations. Building heights range from approximately 40 feet to 46 feet (3 stories). Structures incorporate sloped roof forms with varying orientations to help reduce the perceived bulk and mass of the buildings. Roof materials consist of concrete or clay tile roofing, consistent with the project's overall architectural character.

The Vernola Ranch Specific Plan includes a number of development standards applicable to building elevations that promote high-quality design and cohesive architecture to reinforce neighborhood character. These standards encourage articulated building façades, varied rooflines, scaled massing, and the avoidance of long, uninterrupted building walls, as well as contemporary interpretations of traditional residential architectural styles. The proposed project design is consistent with the Vernola Ranch Specific Plan.

**EXHIBIT NO. 8 - ELEVATIONS MONTEREY AND FARMHOUSE**



## CONCEPTUAL LANDSCAPE PLAN

The project includes a comprehensive landscaping plan that integrates trees, shrubs, groundcover, and turf areas throughout the site to enhance visual quality and create a cohesive residential environment. Landscaping is used to define internal streets, courtyards, central alleys, and pedestrian pathways, reinforcing walkability and neighborhood character. A primary recreational area and central open space allees are prominently landscaped with turf areas, shade trees, seating nodes, and decorative paving elements, while a secondary recreational area is landscaped to complement on-site amenities such as pool and spa areas and adjacent gathering spaces. Landscaped green belts and linear open-space features run throughout the site, providing pedestrian connections and shaded seating areas.

Perimeter landscaping is provided along site boundaries to soften building edges, enhance privacy, and improve transitions to adjacent properties, including enhanced planting along the rear of the project adjacent to the I-15 Freeway to create a visual buffer. The landscape palette includes large-canopy shade trees, medium and ornamental trees, accent trees and palms, shrubs, and drought-tolerant groundcover, designed to provide canopy coverage, pedestrian comfort, and water efficiency while supporting parking-lot shading requirements and reducing heat-island effects.

A maintenance exhibit is provided for the project demonstrating that a major portion of the site would be maintained by the Homeowners Association. The areas directly in front of units, or the private open space areas, would be maintained by the homeowner of the property. The right-of-way landscaping along Pats Ranch Road is maintained by the CFD that is part of this project.

**EXHIBIT NO. 9 - CONCEPTUAL LANDSCAPING PLAN**



## WALLS AND FENCES

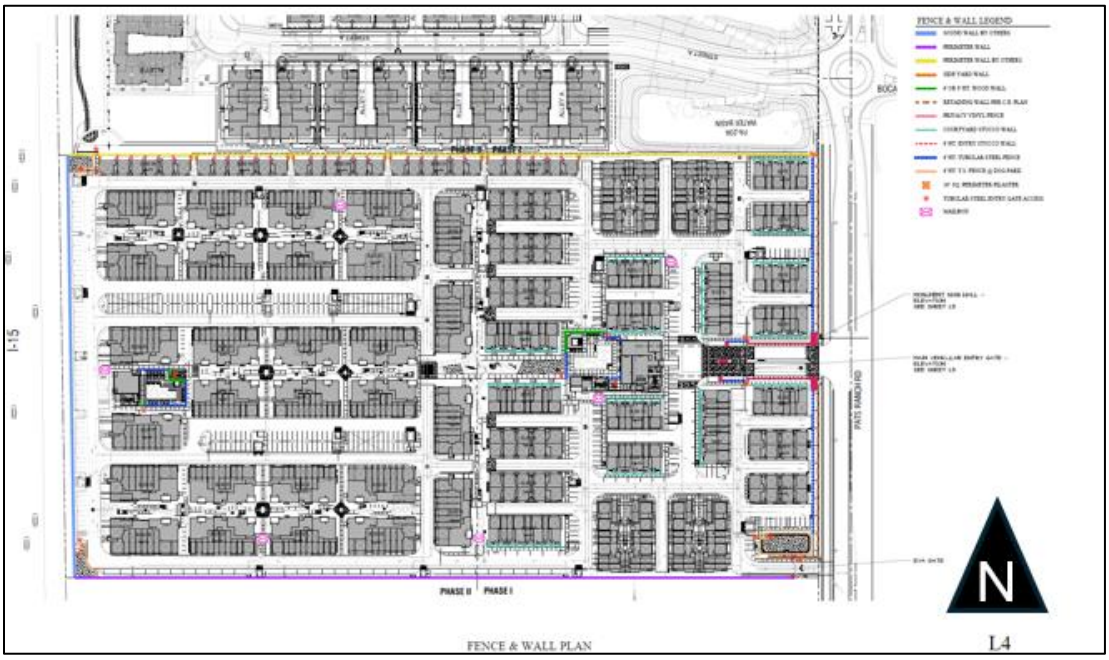
The project incorporates a coordinated system of walls, fences, pilasters, and gated entry features, as detailed on the Fence & Wall Details (Exhibit 5), to define the site perimeter, provide privacy and security, and establish clear transitions between public, semi-public, and private areas.

Perimeter walls consist of split-face masonry block walls with decorative caps and pilasters, with 6-foot-high locations, buffering, and grade differentials. Where necessary, retaining walls are provided and designed in coordination with the project civil engineer to accommodate site grading and elevation changes. Sound walls are provided along select edges of the site where required to mitigate noise impacts from adjacent I-15 freeway.

Interior walls and fencing include tubular steel fencing, stucco-finished masonry walls, wood walls, and vinyl privacy fencing. These elements are used to enclose private yards, define courtyards, screen utility and service areas, and enclose recreational amenities such as dog parks. Tubular steel fencing is utilized where visual permeability is desired, while solid walls are provided where increased screening and privacy are appropriate.

Primary vehicular and pedestrian access points are marked by enhanced entry features, including pilasters, monument walls, and tubular steel gates with controlled access. Emergency vehicle access (EVA) gates and pedestrian gates are designed to meet City and Fire Department requirements, including Knox box systems where applicable. Monument sign walls with stone veneer finishes are provided at key entry locations to reinforce project identity and wayfinding.

**EXHIBIT NO. 10 - FENCE AND WALL EXHIBITS**

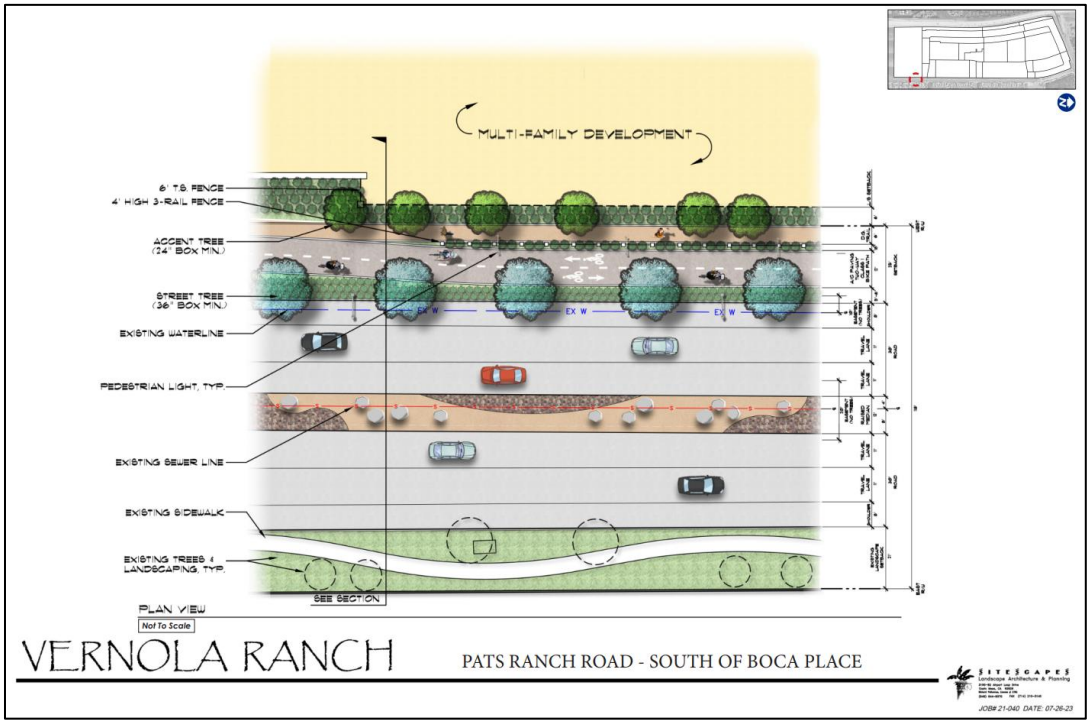


## RIGHT-OF-WAY IMPROVEMENTS

The Vernola Ranch Specific Plan demonstrates the anticipated streetscape improvements along Pats Ranch Road. The segment directly adjacent to the development includes backbone infrastructure improvements. The proposed improvements include a landscaped parkway with regularly spaced street trees, accent trees, and low shrubs that separate the roadway from the adjacent development frontage. A combination of fencing, including tubular steel fencing and three-rail fencing, is provided along the project edge to define the development boundary while maintaining visibility.

Pedestrian-scale lighting is incorporated along the corridor to enhance nighttime visibility and pedestrian safety. The roadway section depicts vehicular travel lanes and on-street circulation, with existing utilities, including water and sewer lines, identified beneath the roadway. An existing sidewalk and landscaped area are shown on the opposite side of the street, maintaining continuity with existing improvements.

**EXHIBIT NO. 11 – RIGHT-OF-WAY IMPROVEMENTS ALONG PROJECT SITE**

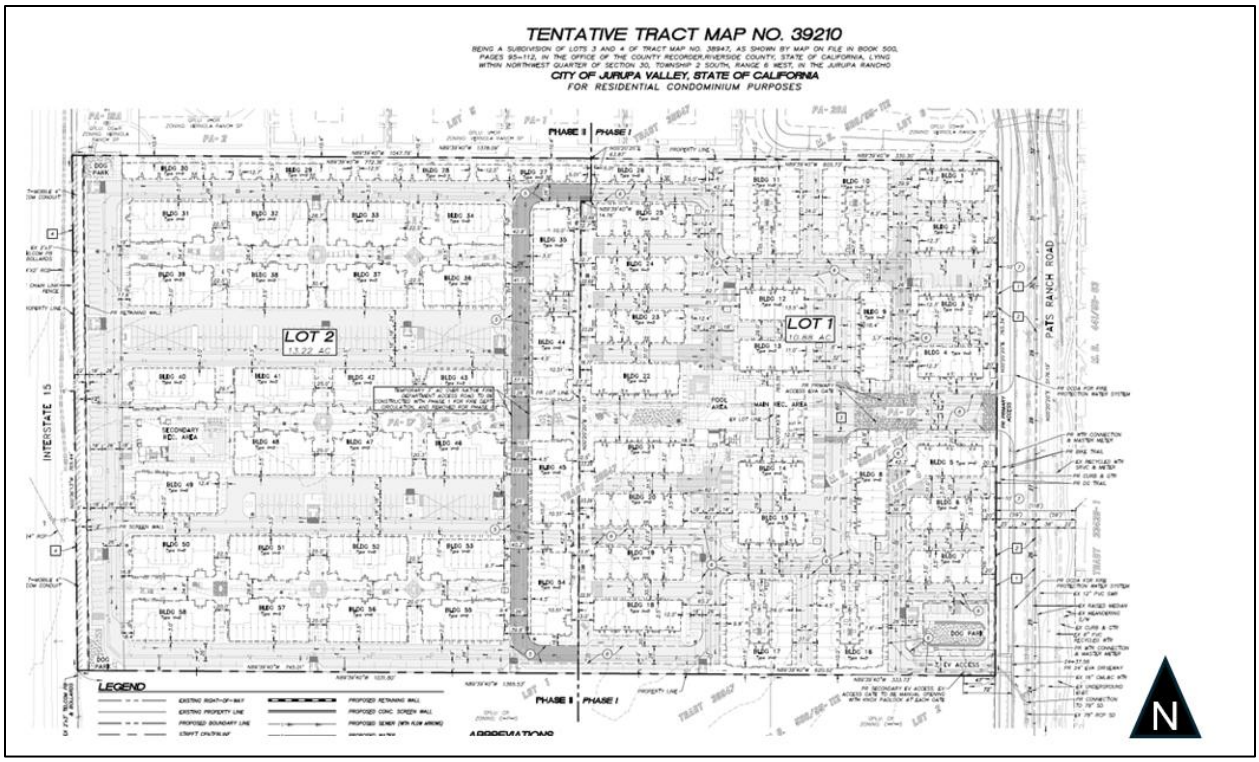



## TENTATIVE TRACT MAP

Tentative Tract Map No. 39210 proposes a Schedule "A" residential condominium subdivision within Planning Area 17 of the Vernola Ranch Specific Plan. The Tentative Tract Map subdivides approximately 24.10 net acres into two condominium lots for the development of 604 multi-family residential units within 58 residential buildings. Lot 1 and Lot 2 are configured to accommodate the building layouts, private internal streets, parking areas, recreational amenities, open space

areas, and associated site improvements. The Tentative Tract Map also illustrates internal circulation, emergency vehicle access, pedestrian connections, utility easements, drainage facilities, and phased development consistently with the approved Vernola Ranch Specific Plan, underlying Tentative Tract Map No. 38504, and applicable City standards.

**EXHIBIT NO. 12 - CONDOMINIUM TENTATIVE TRACT MAP**




## VARIANCE

Jurupa Valley Municipal Code (JVMC) Section 9.240.110 requires that all dwelling units contain a minimum of 750 square feet of floor living area, exclusive of porches, garages, patios, and similar features. The proposed project includes 56 one-bedroom, one-bathroom units within the stacked flat building product type that measure approximately 729 square feet in floor area. These units are 21 square feet (approximately 2.8 percent) below the minimum required size and therefore do not comply with Section 9.240.110. The subject property is located within Planning Area 17 of the Vernola Ranch Specific Plan and is designated Highest Density Residential (HHDR), which allows development at 20 to 25 dwelling units per acre  The proposed development includes 604 units on approximately 24.10 net acres, resulting in a density of approximately 24 dwelling units per acre, which is within the permitted range.

The applicant has indicated that the reduced unit size occurs within the 14-plex stacked flat buildings and is a function of the structural layout and fixed building envelope associated with that product type. Increasing each affected unit to meet the 750-square-foot minimum would require

reconfiguration of building footprints, internal circulation, or unit layouts, which could affect the established site plan, parking configuration, and amenity placement designed for the project.

The requested variance only applies to the 56 one-bedroom units. No increase in density beyond the Specific Plan allowance is proposed. The variance does not alter the permitted residential use, building height, setbacks, lot coverage, or overall development intensity of the project. The following are the findings for the variance:

1. Special Circumstances Exist – The subject property is located within Planning Area 17 of the Vernola Ranch Specific Plan and is subject to a fixed planning area boundary, prescribed building typologies, internal private circulation network, parking configuration, and integrated open space framework that limit flexibility in building layout and unit configuration.
2. Strict Application Would Deprive the Property of Privileges Enjoyed by Other Similarly Zoned Property – Application of the 750-square-foot minimum unit size requirement would require reconfiguration of building footprints, unit mix, or parking layout within the master-planned development framework, potentially affecting the ability to develop stacked flat units consistent with the permitted density range.
3. No Grant of Special Privilege – The variance does not authorize an increase in permitted density, a change in use, or modification of other development standards such as height, setbacks, or lot coverage. The request is limited to a 21-square-foot (2.8%) reduction for 56 one-bedroom units.
4. No Detriment to Public Health, Safety, or Welfare – The reduced unit size does not alter the residential character of the project, does not create additional environmental impacts beyond those previously analyzed, and remains consistent with the General Plan and Vernola Ranch Specific Plan framework.

**EXHIBIT NO. 13 - SUMMARY OF REQUESTED VARIANCES**

| Municipal Code Section | Development Standard | Project Proposal | Variance Requested |
|---|---|---|---|
| **9.240.110 – Minimum Dwelling Unit Size** | Minimum 750 sq. ft. of floor living area per dwelling unit (excluding porches, garages, patios, and similar features) | 56 dwelling units at approximately 729 sq. ft. | Reduction of minimum unit size by 21 sq. ft. for 56 one-bedroom units |

## ANALYSIS AND FINDINGS

I. **ENVIRONMENTAL REVIEW.** The project has been reviewed in accordance with the California Environmental Quality Act (CEQA). The Vernola Ranch Specific Plan and

associated Tentative Tract Map No. 38504 were previously analyzed in a certified Environmental Impact Report (EIR) adopted by the City Council on December 21, 2023. The current request for Tentative Tract Map No. 39210, Site Development Permit No. 25057, and Variance No. 26001, which proposes 604 multi-family residential units within Planning Area 17, is consistent with the approved Specific Plan and underlying entitlements. A Previous Environmental Determination (PED), dated July 18, 2025, was prepared pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 and concluded that the project does not involve substantial changes, changed circumstances, or new information that would result in new or more severe environmental impacts. Accordingly, the project is within the scope of the previously certified EIR, no additional environmental review is required, and all applicable mitigation measures and requirements contained in the adopted Mitigation Monitoring and Reporting Program remain in effect.

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 HHDR, which allows up to twenty-five 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 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.

IV. **TITLE 7 – SUBDIVISIONS.** Tentative Tract Map No. 39210 complies with the applicable provisions of Title 7 of the Jurupa Valley Municipal Code and the California

Subdivision Map Act for the proposed residential condominium subdivision within Planning Area 17 of the Vernola Ranch Specific Plan. The Tentative Tract Map proposes the subdivision of approximately 24.10 net acres into two condominium lots for the development of 604 multi-family residential units. The Engineering Department has reviewed the map for compliance with required access, internal circulation, emergency vehicle access, grading, drainage, and water quality considerations. Recommended conditions of approval address subdivision design, circulation and access requirements, grading and drainage standards, and compliance with applicable water quality regulations. Based on the project's conformance with these requirements, the findings necessary for approval of the Tentative Tract Map can be made and are included in the resolution.

V. **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. **Vernola Ranch Specific Plan – Conditions of Approval (MA22153).** The project site is located within Planning Area 17 (PA-17) of the Vernola Ranch Specific Plan and is subject to the underlying Conditions of Approval adopted for the Vernola Ranch Specific Plan Master Application.

Accordingly, the proposed project is required to comply with all applicable Specific Plan Conditions of Approval, including requirements related to public infrastructure and off-site improvements, grading, drainage, and water quality management, subdivision and mapping compliance, payment of applicable impact fees and participation in required Community Facilities Districts, and implementation of adopted CEQA mitigation measures. The project has been reviewed for consistency with Vernola Ranch Specific Plan requirements and has been conditioned to ensure ongoing compliance.

C. **Vernola Ranch Specific Plan - Development Agreement (DA22001)**. The project site is located within the Vernola Ranch Specific Plan (VRSP) and is subject to the Vernola Ranch Development Agreement (DA) between the City of Jurupa Valley and the property owner. The Development Agreement runs with the land and applies to all development within the Vernola Ranch property, including multi-family residential development within Planning Area 17. The proposed project is required to comply with the terms of the Development Agreement, in addition to the Vernola Ranch Specific Plan, applicable discretionary approvals, the Jurupa Valley Municipal Code, and state law.

Pursuant to the Development Agreement, development of the project site is subject to the following requirements:

- Consistency with the Vernola Ranch Specific Plan and all approved project entitlements, including Site Development Permits, Tentative Tract Maps, and any approved Variances.
- Construction, dedication, and/or financing of required public infrastructure and improvements identified through the project's discretionary approvals.
- Payment of applicable development impact fees, including Development Impact Fees (DIF), Transportation Uniform Mitigation Fees (TUMF), Western Riverside County MSHCP fees, and other adopted City or regional fees.
- Participation in applicable Community Facilities Districts (CFDs) and payment of required Community Benefit and Public Safety Benefit Contributions in accordance with the Development Agreement.
- Payment of applicable application, processing, and administrative fees associated with project review and approvals.

The Development Agreement provides vested development rights for the term of the agreement but does not exempt the project from required discretionary review, conditions of approval, or consistency with the Vernola Ranch Specific Plan and applicable regulations. The project complies with the above requirements and has been conditioned to ensure continued compliance.

D. **Inclusionary Housing Requirement (Chapter 9.267).** The proposed project is subject to the City's Inclusionary Housing Requirement, which requires seven percent of the units to be affordable homes. As of the date of this report, since the project proposes market-rate housing units, the applicant will elect to pay an in-lieu fee of $2.50 per square foot. The project's compliance with the Inclusionary Housing Ordinance is also included as a recommended condition of approval.

B. **Site Development Permit Findings.** Pursuant to Jurupa Valley Municipal Code (JVMC) Section 9.240.330, certain findings are required to approve a Site Development Permit. No Site Development Permit shall be approved unless it complies with the following standards:

- The proposed use must conform to all the requirements of the Jurupa Valley General Plan and all applicable requirements of state law and the ordinances of the City.
    - The proposed project is consistent with the Jurupa Valley General Plan and complies with all applicable provisions of the Jurupa Valley Municipal Code, the Vernola Ranch Specific Plan, and relevant state laws, including the California Subdivision Map Act and the California Environmental

Quality Act. The site is designated for high-density residential development, and the proposed multi-family residential use, density, site design, circulation, infrastructure, and amenities are consistent with the applicable General Plan land use designation and Specific Plan standards for Planning Area 17. The project has been conditioned to ensure continued compliance with all applicable development, engineering, environmental, and public safety requirements.

- Notably, the project includes a modification from parking standards related to the end-stall width, proposing 9 feet instead of the standard 11 feet. Pursuant to Section 9.240.120(B)(3), the Community Development Director may permit modifications to the circulation and parking layout requirements where it is impractical to require strict compliance with these requirements. It is recommended to be approved since the site's compact, master-planned configuration limits the site's design. Approval of the modification supports efficient land use, adequate internal street infrastructure, sufficient amenities, and allows the project to maximize housing units.

- The overall development of the land shall be designed for the protection of the public health, safety, and general welfare; to conform to the logical development of the land; and to be compatible with the present and future development of surrounding properties. The plan shall consider the location and need for dedication and improvement of necessary streets and sidewalks, avoid traffic congestion, and take into account topographical and drainage conditions.

    - The project is designed to provide safe and efficient internal circulation, appropriate access to Pats Ranch Road, and adequate pedestrian connectivity. Required street improvements, utilities, drainage facilities, and emergency access are incorporated into the site design and conditioned as part of project approval to ensure compatibility with surrounding development and protection of public health and safety.

- All Site Development Permits that allow the construction of more than one (1) structure on a single legally divided parcel shall be subject to a condition prohibiting the sale of any existing or subsequently constructed structures until the parcel is divided and a final map is recorded in accordance with Title 7, such that each building is located on a separate legally divided parcel.

    - The project includes multiple residential structures on a single site and is proposed in conjunction with Tentative Tract Map No. 39210, which provides for the subdivision of the property into condominium lots consistent with Title 7. Conditions of approval prohibit the sale of individual units until recordation of the final map, ensuring compliance with the Subdivision Map Act and the Municipal Code.

C. **Variance Findings.** Pursuant to Jurupa Valley Municipal Code (JVMC) Section 9.240.270, variances may be granted upon making specific findings. The following analysis evaluates the requested variances against the applicable criteria.

- Pursuant to Section 9.240.270(A)(1) of the Jurupa Valley Municipal Code, a variance may be granted where special circumstances related to a parcel's size, configuration, location, or surroundings make strict application of the Code deprive the property of privileges enjoyed by others in the same zoning classification. The subject site is a master-planned multi-family parcel within Planning Area 17 of the Vernola Ranch Specific Plan that is subject to a fixed planning area boundary, predetermined circulation network, and an established density range that anticipates high-density residential development, and is governed by a prescribed density range, required building typologies, internal private streets, structured and surface parking configurations, and integrated open space amenities.

  The proposed 604-unit development is consistent with the Specific Plan's permitted density and land use framework; however, strict application of the 750-square-foot minimum floor area requirement would require substantial reconfiguration of building footprints, parking layouts, and unit mix, likely reducing the unit yield below that anticipated for Planning Area 17 and below the density assumptions embedded in the Specific Plan's infrastructure and site planning framework, and disrupting the coordinated development pattern established by the Specific Plan.

  These planning constraints and the parcel's integration into a comprehensive master-planned environment with prescribed development standards constitute special circumstances applicable to the property, and allowing a minimum unit size of approximately 729 square feet enables the project to maintain consistency with the Specific Plan's intended density and design framework while facilitating additional housing on a site that has been planned to its maximum efficiency.

- Based on the analysis, the required findings of the requested variance can be made. The identified special circumstances applicable to the subject property, including its size, configuration, and location within Planning Area 17 of the Vernola Ranch Specific Plan. These findings support approval of the requested variances in a manner consistent with the Municipal Code and the overall intent of the Vernola Ranch Specific Plan.

## NOTICING REQUIREMENTS

The ten-day public hearing notices were sent to surrounding property owners within 1,000 feet of the project site's boundaries. Additionally, legal advertisements were published in the Press Enterprise on February 15, 2026. 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-0006
    a. Exhibit A: Conditions of Approval
    b. Exhibit B: Previous Environmental Document
    c. Tentative Tract Map
2. Site Plan
3. Architectural Plans
4. Conceptual Landscape Plan
5. Maintenance Exhibit

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# ATTACHMENT NO. 1
# Planning Commission Resolution

**RESOLUTION NO. PC-0006**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY APPROVING MASTER APPLICATION NO. 25111 (MA25111) CONSISTING OF TENTATIVE TRACT MAP NO. 39210 (TTM39210), SITE DEVELOPMENT PERMIT NO. 26002 (SDP 26002), AND VARIANCE NO. 26001, AND ADOPTING A PREVIOUS ENVIRONMENTAL DETERMINATION PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR A 604-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT LOCATED NORTH OF LIMONITE AVENUE, WEST OF PATS RANCH ROAD, AND EAST OF THE I-15 FREEWAY (ASSESSOR'S PARCEL NUMBERS 160-050-023, -073, -005, -074)**

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

Section 1. **Project**.

(a) Anthony Vernola & Vernola Marital Trust ("Applicant") applied for Tentative Tract Map No. 39210, Site Development Permit No. 26002, and Variance No. 26001 for a subdivision of approximately 24.10 net acres into two condominium lots for the development of 604 multi-family residential units with 58 residential buildings in the Highest Density Residential (HHDR) General Plan Designation located within Planning Area 17 of the Vernola Ranch Specific Plan (the "Project").

(b) Applicant has submitted an application (Master Application No. 25111 or MA No. 25111) for the approval of TPM 39210, SDP 26002, VAR 26001.

Section 2. **Tentative Parcel Map**.

(a) The Applicant is seeking approval of Tentative Parcel Map No. 39210 for the creation of two (2) lots on real property located north of Limonite Avenue, West of Pats Ranch Road, and East of the I-15 Freeway (Assessor's Parcel Numbers 160-050-023, -073, -005, -074).

(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 Schedule "A" maps. Further, Sections 7.05.020.A. and 7.15.150 of the Jurupa Valley Municipal Code provide 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 7.15.180 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.

(d) Section 7.15.140 of the Jurupa Valley Municipal Code provides that the action of the Planning Commission on a tentative Schedule "A" parcel map will be final, unless the final decision is appealed by the land divider or any interested party.

Section 3. **Site Development Permit.**

(a) The Applicant is seeking approval of SDP No. 26002 to construct 604 multi-family residential units with 58 residential buildings in the Vernola Ranch Specific Plan.

(b) Section 9.235.030(A)(1) of the Jurupa Valley Municipal Code allows for residential uses including single-family and multi-family dwellings in the Specific Plan with a site development permit pursuant to Section 9.240.330.

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

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

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

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

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

Section 4. **Variance.**

(a) The Applicant is seeking approval of Variance No. 26001 to allow 56 one-bedroom, one-bathroom dwellings units with a reduced floor living area of approximately 729 square feet instead of the required minimum 750 square feet.

(b) Section 9.240.270.(A)(1) of the Jurupa Valley Municipal Code provides that variances from the terms of Chapter 9.240 may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of this chapter deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.

(c) Section 9.240.270.(A)(2) of the Jurupa Valley Municipal Code provides that a variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but

shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements.

(d) Section 9.240.270.(C) of the Jurupa Valley Municipal Code states that a public hearing shall be held on all variance applications in accordance with the provisions of Section 9.240.250, and all the procedural requirements and rights of appeal as set forth therein shall govern the hearing. All public hearings on variances which require approval of a permit or land division shall be heard by the hearing body which has jurisdiction of the principal application. All public hearings on variances which do not require approval of a permit or land division shall be heard by the Planning Commission.

(e) Section 9.240.270.(D) of the Jurupa Valley Municipal Code states that any variance granted shall be subject to such conditions as are necessary so that the adjustment does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated, and which are necessary to protect the health, safety and general welfare of the community.

Section 5. **Procedural Findings**. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

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

(b) On February 15, 2026, public hearing notices were sent to surrounding property owners within 1,000 feet from the boundaries of the proposed Project site. Additionally, legal advertisements were published in the Press Enterprise on February 15, 2026. No responses have been received at this time.

(c) On February 25, 2026, the Planning Commission of the City of Jurupa Valley held a public hearing on the Project, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing.

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

Section 6. **California Environmental Quality Act Findings**. The Planning Commission of the City of Jurupa Valley does hereby make the following environmental findings and determinations in connection with the approval of the Project:

(a) Pursuant to California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 *et seq.*) and the City's CEQA Guidelines, City staff has considered the potential environmental impacts of the MA No. 25111. City staff has also reviewed the certified Environmental Impact Report (EIR) adopted by the City Council on December 21, 2023 (SCH #2022120318), including the impacts and mitigation measures identified therein.

(b) Consistent with CEQA Guidelines Section 15162, the Planning Commission finds and determines that no subsequent EIR is required for the Project because:

1) There are no substantial changes proposed by the Project that will require major revisions of the previously adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2) No substantial changes have occurred with respect to the circumstances under which the Project is undertaken that will require major revisions of the previously adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(c) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was adopted showing that: (a) the changes proposed with the Project will have one or more significant effects not discussed in the EIR; (b) there are significant effects previously examined that will be substantially more severe than shown in the EIR; (c) there are mitigation measures or alternatives previously found not to feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the City declines to adopt the mitigation measures or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative.

(d) A Previous Environmental Determination was prepared for the Project and is attached as Exhibit "B".

(e) The custodian of records for the certified EIR and all other materials that constitute the record of proceedings upon which the Planning Commission determination 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 located at 8930 Limonite Avenue, Jurupa Valley, California 92509.

Section 7. **Findings for Approval of Tentative Tract Map**. The Planning Commission of the City of Jurupa Valley does hereby find, determine, and declare that the proposed Tentative Tract Map No. 39210 should be granted because:

(a) Tentative Tract Map (TTM) No. 39210 is consistent with all applicable provisions of Title 7 and the Subdivision Map Act for standards and process.

(b) The proposed land division is consistent with applicable general and specific plans because it proposes the land division of two condominium lots on a site that has a Highest Density Residential (HHDR) General Plan land use designation.

(c) The design or improvement of the proposed land division is consistent with applicable general and specific plans because the proposed Tentative Tract Map No. 39210 establishes two condominium lots and 604 condo residential units consistent with the Highest Density Residential (HHDR) General Plan designation and the development framework of the Vernola Ranch Specific Plan (Planning Area 17). The subdivision design reflects the approved site layout, internal private street network, parking configuration, common open space areas, recreational amenities, drainage facilities, and utility infrastructure as depicted in the approved

architectural and engineering plans. The map implements the Specific Plan's circulation system, density allowances, and infrastructure backbone improvements along Pats Ranch Road, and does not alter the permitted land use, density, or development standards applicable to the site. As conditioned, the map will require compliance with all applicable municipal code provisions, Specific Plan standards, and City engineering requirements.

(d) The site of the proposed land division is physically suitable for the type of development because the project site consists of approximately 24.1 acres of previously planned residential land within the Vernola Ranch Specific Plan area and is physically capable of supporting the proposed condominium subdivision and 604-unit multi-family development. The site has adequate area, access, and topography to accommodate building footprints, internal private streets, parking areas, drainage facilities, open space amenities, and required utility infrastructure. The City's Engineering Department has reviewed the project for access, circulation, grading, drainage, and utility serviceability and has determined that, subject to compliance with recommended conditions of approval, the site is physically suitable for the proposed development. Required improvements, including street connections, stormwater management facilities, and public utility extensions, will be constructed in accordance with City standards.

(e) The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. No subsequent EIR was prepared for the Project because the certified EIR found that the Project would not cause any substantial environmental damage or impacts to wildlife and their habitats with the recommended conditions and mitigation measures.

(f) The design of the proposed land division or the type of improvements are not likely to cause serious public health problems because the proposed subdivision is for residential condominium purposes and includes construction of buildings and improvements that will be required to comply with all applicable building, fire, public works, and environmental health regulations. The project will be subject to review and approval by the City's Building & Safety Division, Fire Department, and Public Works Department to ensure compliance with the California Building Code, Fire Code, stormwater regulations, water and sewer standards, and other applicable health and safety requirements. Adequate access for emergency vehicles is provided throughout the project site, and utility services, including water, sewer, and solid waste collection, will be installed and maintained in accordance with City and regional standards. Therefore, the subdivision and its improvements are not likely to create serious public health problems.

(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 because the Tentative Tract Map has been designed to respect existing and proposed public access and utility easements. All required easements for public utilities, emergency access, drainage, and other public purposes will be dedicated or reserved as part of the final map process in accordance with City engineering requirements. The subdivision does not eliminate or obstruct any known public access easements, and any existing easements within the project boundaries will either remain in place or be relocated, if necessary, subject to City approval and in compliance with applicable law. As conditioned, the map will ensure continued public access rights and utility service access consistent with City standards.

Section 8. **Findings for Approval of Site Development Permit.** The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that the proposed Site Development Permit No. 26002 should be approved because:

(a) The proposed project is consistent with the Jurupa Valley General Plan as the General Plan land use designation is HHDR which allows a density of up to 25 dwelling units per acre. The proposed project seeks to construct 604 units on 24.1 acres which is approximately 24 dwelling units per acre as allowed by the General Plan. The proposed project also complies with all applicable provisions of the Jurupa Valley Municipal Code, the Vernola Ranch Specific Plan, with the exception of the minimum floor area size which is addressed through a variance.

(b) The overall development of the land is designed for the protection of the public health, safety and general welfare and conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The site is designated for high-density residential development, and the proposed multi-family residential use, density, site design, circulation, infrastructure, and amenities are consistent with the applicable General Plan land use designation and Specific Plan standards for Planning Area 17. The project has been conditioned to ensure continued compliance with all applicable development, engineering, environmental, and public safety requirements. The project is designed to provide safe and efficient internal circulation, appropriate access to Pats Ranch Road, and adequate pedestrian connectivity. Required street improvements, utilities, drainage facilities, and emergency access are incorporated into the site design and conditioned as part of project approval to ensure compatibility with surrounding development and protection of public health and safety; and

(c) The project includes multiple residential structures on a single site and is proposed in conjunction with Tentative Tract Map No. 39210, which provides for the subdivision of the property into condominium lots consistent with Title 7. Conditions of approval prohibit the sale of individual units until recordation of the final map, ensuring compliance with the Subdivision Map Act and the Municipal Code.

Section 9. **Findings for Approval of Variance.** The City Council of the City of Jurupa Valley finds and determines that Variance No. 26001 should be approved because:

(a) Pursuant to Section 9.240.270(A)(1) of the Jurupa Valley Municipal Code, a variance may be granted where special circumstances related to a parcel's size, configuration, location, or surroundings make strict application of the Code deprive the property of privileges enjoyed by others in the same zoning classification. The subject site is a master-planned multi-family parcel within Planning Area 17 of the Vernola Ranch Specific Plan that is subject to a fixed planning area boundary, predetermined circulation network, and an established density range that anticipates high-density residential development, and is governed by a prescribed density range, required building typologies, internal private streets, structured and surface parking configurations, and integrated open space amenities. The proposed 604-unit development is consistent with the Specific Plan's permitted density and land use framework; however, strict application of the 750-square-foot minimum floor area requirement would require substantial reconfiguration of building footprints, parking layouts, and unit mix, likely reducing the unit yield below that anticipated for Planning Area 17 and below the density assumptions embedded in the

Specific Plan's infrastructure and site planning framework, and disrupting the coordinated development pattern established by the Specific Plan. These planning constraints and the parcel's integration into a comprehensive master-planned environment with prescribed development standards constitute special circumstances applicable to the property, and allowing a minimum unit size of approximately 729 square feet enables the project to maintain consistency with the Specific Plan's intended density and design framework while facilitating additional housing on a site that has been planned to its maximum efficiency.

Section 10. **Approval of Master Application No. 25111**. Based on the foregoing, the Planning Commission approves of Master Application No. 25111 to subdivide approximately 24.10 net acres into two condominium lots for the development of 604 multi-family residential units with 58 residential buildings in the Highest Density Residential (HHDR) General Plan Designation located within Planning Area 17 of the Vernola Ranch Specific Plan located north of Limonite Avenue, west of Pats Ranch Road, and east of the I-15 Freeway (Assessor's Parcel Numbers 160-050-023, -073, -005, -074). For purposes of this Resolution, Master Application No. 25111 includes the following:

(a) Approval of the Previous Environmental Determination attached as Exhibit "B".

(b) Approval of Tentative Tract Map No. 39210 to subdivide approximately 24.10 net acres into two condominium lots for the development of 604 multi-family residential units, subject to the conditions of approval attached hereto as Exhibit "A".

(c) Approval of Site Development Permit No. 26002 to construct 604 multi-family residential units with 58 residential buildings in the Vernola Ranch Specific Plan zone, subject to the conditions of approval attached hereto as Exhibit "A".

(d) Approval of Variance No. 26001 to allow 56 one-bedroom, one-bathroom dwellings units with a reduced floor living area of approximately 729 square feet instead of the required minimum 750 square feet.

Section 11. **Certification**. The Community Development Director shall certify the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Jurupa Valley on this 25th day of February 2026.

_____
Laura Shultz, Chair of Jurupa Valley Planning Commission

ATTEST:

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

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE ) ss.

CITY OF JURUPA VALLEY )

I, Joe Perez, Assistant City Manager/Community Development Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. PC-0006 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 25th day of February, 2026, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

_____

JOE PEREZ

ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR

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# ATTACHMENT NO. 1a
# Exhibit A: Conditions of Approval

**COMMUNITY DEVELOPMENT DEPARTMENT**

1. **PROJECT PERMITTED.** Master Application (MA) No. 25111, Tentative Tract Map (TTM) No. 39210, Site Development Permit (SDP) No. 25057, and Variance (VAR) No. 26001 propose a 604-unit multi-family residential development consisting of 58 residential structures, including associated site improvements, on-site parking, two recreational areas, perimeter walls and fencing, and landscaping. The Tentative Tract Map is a Schedule "A" condominium map that proposes the creation of two lots and 604 condominium units. The Variance approves a reduction of the minimum required lot size to 729 square feet, pursuant to Jurupa Valley Municipal Code Section 9.040.110. The project site is located north of Limonite Avenue, west of Pats Ranch Road, and east of the I-15 Freeway, and includes Assessor's Parcel Numbers (APNs) 160-050-023, -073, -005, -074.
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 TTM39210 (dated 1/6/2026, 2 pages)
    b. Site Development Plan (dated 1/6/2026, 4 pages)
    c. Architectural Plans (dated 1/6/2026, 61 pages)
    d. Conceptual Landscaping Plans (dated 1/6/2026, 11 pages)
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 the entitlements shall not become effective until all planning fees have been paid in full.
6. **INCORPORATE CONDITIONS. Prior to the issuance of any building permit,** the owner or designee shall include within the first pages of the working drawings a list of all conditions of approval imposed by the project's final approval.
7. **APPROVAL TERM FOR TENTATIVE TRACT MAP.** 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. **APPROVAL TERM FOR SITE DEVELOPMENT PLAN.** This approval shall be used within two (2) years of the approval date or as defined by JVMC; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to three (3) years of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within five (5) years of the approval date this permit shall become null and void.
9. **PHASING PLAN.** The approved project shall be constructed in accordance with the approved phasing plan. Minor modifications to the phasing plan may be approved by the Community Development Director, provided such modifications do not increase project the overall intensity, alter approved land uses, or result in new or more severe environmental impacts:
    1. Decorative vinyl fencing shall be installed between the developed portion of Phase 1 and the undeveloped portion of Phase 2. The decorative fencing shall be opaque for vinyl fencing with a maximum of 6 feet in height.
    2. The freeway wall shall be completed during Phase 2.
    3. Phase of amenities shall be completed prior to the issuance of the first certificate of occupancy permit of each phase.
10. **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.
11. **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.
12. **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.

13. **ENHANCED ELEVATIONS.** All building elevations facing a public street, or within public view, shall (e.g. freeways) shall have enhanced architecture, such as additional materials and/or colors and variation in height. Enhanced elevations shall be implemented at the edges of the project site. **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.

14. **TREES IN STREETSCAPE**. All trees in the parkway and setback abutting a street shall be a minimum of 36" box in size, or as approved by the conceptual landscaping plan.

15. **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. This condition applies to the issuance of rough and precise grading permits.

16. **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 initial deposit fee, shall include the following items:

    a. Final (construction set) on-site landscape and irrigation plans;

    b. Completed City Agreement for Landscape improvements

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

**Prior to the issuance of the first Certificate of Occupancy, 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.** This condition can be satisfied by

providing plans with notes indicating that graffiti protection for wall is applied to walls. The wall coating shall be completed and verified **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. This requirement will be confirmed through a photometric plan and exhibits of lighting fixtures which shall be approved by the Community Development Director **prior to the issuance of any building permit.** Photometric calculations shall demonstrate zero foot-candles at all property lines.
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**. The final Wall and Fence plan shall be consistent with the approved conceptual Wall and Fence plan.
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. This condition shall be satisfied through the submittal of written documentation from the Jurupa Area Recreation and Park District confirming that all applicable park fees, dedications, or other district requirements have been paid or otherwise satisfied, as applicable, prior to issuance of any building permit.
19. **JARPD CFD**. **Prior to the issuance of any building permit**, the applicant shall annex into the existing Jurupa Area Recreation and Park District (JARPD) District-Wide Community Facilities District (CFD) or form a new Community Facilities District (CFD) to contribute to the cost of park maintenance.
20. **IMPACT FEES.** The applicant shall the pay the following impact fees (unless exempt) in accordance to Title 3 of the Municipal Code:
    a. **Development Impact Fee (DIF) Program.** The applicant shall pay any owed DIFs by the required deadline pursuant to Chapter 3.75 of the Jurupa Valley Municipal Code.
    b. **Multiple Species Habitat Conservation Plan Mitigation (MSHCP) Fee.** The applicant shall pay any owed MSHCP fees by the required deadline pursuant to Chapter 3.80 of the Municipal Code.
    c. **Transportation Uniform Mitigation Fee (TUMF) Program.** The applicant shall show proof of payment of TUMF fees by the required deadline pursuant to Chapter 3.70 of the Municipal Code.
    d. **Road, Bridge Benefit District Fee (RBBD) Program**. The applicant shall show proof of payment of RBBD fees by the required deadline.
21. **INCLUSIONARY HOUSING REQUIREMENT AND AFFORDABLE HOUSING IN-LIEU FEE.** The project is subject to Chapter 9.267 (Inclusionary Housing Requirements 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 the 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.

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

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

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

    b. The CC&Rs shall identify the common areas for ownership and maintenance. The common areas shall include the following applicable items:

       i. Access and Circulation Areas

       ii. Drainage Facilities

       iii. Landscaping and Irrigation

       iv. On-site Lighting Fixtures

       v. Walls and Fences

       vi. Community signage

       vii. 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.

       viii. A cross-lot drainage easement/agreement shall be required among parcel(s).

       ix. A reciprocal access easement shall be required among parcel(s).

x. 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.

24. **EV CHARGING STATIONS.** The project shall comply with the electric vehicle (EV) infrastructure requirements of the California Green Building Standards Code (CALGreen) in effect at the time of building permit issuance. All required EV infrastructure shall be installed and operational **prior to issuance of the Certificate of Occupancy** for the applicable phase of development. Where CALGreen allows flexibility or alternative compliance, the developer shall provide written documentation, prepared by a qualified professional, demonstrating why the EV requirements cannot be fully satisfied and identifying the proposed alternative compliance method, subject to review and approval by the Building Official.

25. **DRIVEWAY ENHANCEMENTS.** All driveways shall have design enhancements such as decorative paving. Said enhancements shall be approved by the Community Development Director **prior to the issuance of the first building permit** for the development project.

26. **UNDERGROUNDING OF DRAINAGE.** Driveway and parking areas shall not incorporate center swales, ribbon gutters, concrete valleys, etc. All drainage in common and private use areas shall be underground and shall not incorporate open gutters or swales.

27. **TRASH COLLECTION.**

    a. Detailed plans for trash enclosure(s) shall be approved by the Community Development Director prior to the issuance of any building permit.

    b. Walls of the enclosure and any solid gates shall have graffiti protection coating.

    c. A concrete apron, measuring the width of the trash enclosure, shall be provided in front of the trash enclosure. Details of the apron shall be approved by the Community Development Director and City Engineer.

    d. An approval or clearance letter from the waste collection agency shall be submitted to the Planning Division prior to the issuance of any building permit.

28. **BACKFLOW DEVICES**. The location of all backflow devices, and any required screening of it, shall be approved by the Community Development Director **prior to the issuance of any building permit.**

## ENGINEERING DEPARTMENT

### 1. GENERAL REQUIREMENTS (ENGINEERING)

1.1. The use hereby conditioned is for Tentative Tract Map No. 39210 ("TTM39210"). TTM39210 is a proposal to subdivide 24.10 net acres into two lots for Residential Condominium Purposes with 604 units within 58 residential buildings within Planning Area 17 of the Vernola Ranch Specific Plan ("VRSP"); being a subdivision of Lot 3 and 4 of Tract Map No. 38947.

1.2. This project is part of a planned development, MA22153. Applicant shall reference all required public master improvements set forth in the Conditions of Approval for MA22153 (TTM38504).

1.3. The project shall comply with the State of California Subdivision Map Act, the City of Jurupa Valley Municipal Code, the provisions of the Development Agreement No. 22001 ("DA22001") and Vernola Ranch Specific Plan ("SP22001"), unless otherwise modified by the conditions listed herein.

1.4. The site is within RCFC&WCD Day Creek Master Drainage Plan ("MDP") and is adjacent to Line J of this MDP. The proposed development is part of two drainage areas within the VRSP and shall discharge into two 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 Planning Area shall be satisfied in accordance with the Environmental Mitigation & Monitoring Reporting Program.

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

2.1. In compliance with Jurupa Valley Municipal Code, Chapter 8.70, no grading permit shall be issued until the Tentative Tract Map (TTM) and all other pertinent Planning permits are approved and are in effect.

2.2. A grading permit shall be required. All grading shall conform to the California Building Code, as adopted by the City of Jurupa Valley, the City's Municipal Code Title 8, Riverside County Ordinance 787 Section 7701, the Specific Plan, and all other relevant laws, rules, and regulations governing grading in the City of Jurupa Valley and State of California. Grading shall be performed in accordance with the recommendations of the approved project-specific geotechnical report, Updated Geotechnical and Infiltration Evaluation for Vernola Ranch, and grading plan.

2.3. A Final Project Specific WQMP shall be prepared for Planning Area – 17 and approved by the City prior to any building permits being issued. Trash treatment systems that meet the full capture system definition and qualify as a full trash capture system shall be installed within all proposed catch basins and inlets. Proposed trash capture systems shall have a design treatment capacity meeting one of the following requirements: capacity of not less than the peak flow rate resulting from a one-year, one-hour storm event in the subdrainage area, or shall be appropriately sized and designed to carry at least the same flow as the corresponding storm drain. Information related to certified trash capture systems and system fact sheets are available at the California Stormwater Quality Association's trash webpage.

2.4. A Final Drainage Report for Planning Area – 17 shall be prepared and approved by the City prior to any building permits being issued. The Final Drainage Report for Planning Area - 017 shall be consistent with the master drainage report or Project 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. Geotek, Inc. submitted an Updated Geotechnical Evaluation for Planning Area – 17, dated July 11, 2025 which shall be incorporated into the grading and development of the referenced Planning Area.

2.7. The Applicant shall submit a precise grading plan for Planning Area – 17 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. Lots where any retaining walls and/or free-standing walls are proposed will require separate permits.

2.9. A hauling permit shall be required for the import/export of more than five hundred (500) cubic yards of earth material using City streets. The import/export location and the haul route shall be reviewed and approved by the Engineering Department. If the import/export location is outside of City limits, the Applicant shall provide evidence that the jurisdictional agency has provided all necessary approvals for import/export to/from the site.

2.10. 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, if applicable, 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 private streets within the subdivisions shall have easements dedicated to the City for Utility Purposes and Emergency Access and shall be minimally 24-feet in width and dedicated on the Final Tract Map.

3.7. Corner cut-backs shall be dedicated per Riverside County Road Standards Plan No. 805.

3.8. All public improvements plans shall be approved by the City Engineer in order to execute the Subdivision Improvement Agreement.

3.9. The Applicant shall submit improvement plans for the following improvements and any improvements necessary to serve the development including, but not limited to, street improvements, signing and striping, streetlights, landscape and irrigation system, storm drain, water system, and sanitary sewer system. All improvements plans shall be processed through the City for approval of the City Engineer.

3.9.1. Pats Ranch Road along project frontage shall be constructed in conformance with the MA22153 Conditions of Approval.

3.9.2. Project access requires the construction of the Project Driveway for Planning Area – 17 from Pats Ranch Road (per Memorandum by Albert A. Webb Associates, dated 8/20/2025).

3.9.3. Included in the construction of Pats Ranch Road improvements, the Project shall construct the southbound approach of Pats Ranch Road at Limonite Avenue which includes at least one exclusive left-turn lane, one through lane, and one exclusive right-turn lane. Improvements along the Project frontage of Pats Ranch Road shall include roadside features such as curbs, gutters, sidewalks, landscaped parkways and multi-use trails. ((per Memorandum by Albert A. Webb Associates, dated 8/20/2025).

3.9.4. 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 On-Site Underground Storage System and Modular Wetland System, per the Site Specific WQMP.

3.9.5. 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 public street improvement plans (if applicable) 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 public streetlight plans (if applicable) shall be prepared in accordance with Chapter 7 of the City's Municipal Code. Streetlights shall be provided in all public streets within the project area in conformance with Riverside County Standard Plan No. 1000.

3.10.4. Separate plans for landscaping and irrigation within the public right-of-way and water quality BMPs shall be submitted for review and approval of the City Engineer. The improvements shall comply with Riverside County Ordinance 461, as adopted by the City, "Comprehensive Landscaping Guidelines and Standards", and Chapter 9.283 (Water Efficient Landscape Design Requirements), as adopted by the City. Adequate sight distance shall be provided per Riverside County Standard Plan No. 821.

3.10.5. Separate 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, as approved by the City Engineer. The portions of this Project within public right of way shall become part of the CFD. Private portions of the Project will be maintained through an HOA, or as approved by the City.

3.13. The project is within an existing community facility district (CFD) for public safety services and shall be conditioned to annex into it.

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

4.1. All grading in accordance with the approved plan, the City of Jurupa Valley Municipal Code Chapter 8.70, and all other applicable requirements, shall be completed to the satisfaction of the City Engineer.

4.2. The Project geotechnical/soils engineer shall provide a Final Grading Certification, certifying to the completion of the grading in conformance with the approved grading plans, the recommendation of the Geotechnical/Soils report approved for this project and the California Building Code.

4.3. A licensed land surveyor or civil engineer shall certify the completion of grading in conformance with the lines and grades shown on the approved grading plans.

4.4. The engineer of record shall provide a copy of the site's Precise (Final) Grading Certification.

4.5. The Project Civil Engineer shall provide Record ("As-built") Drawings of grading plan to the City at the conclusion of the Project.

4.6. Offsite post-construction water quality Best Management Practices (BMPs) facilities and features shall be constructed if required per Final Site Specific WQMP.

4.7. All utility extensions required shall be placed underground unless otherwise specified or allowed by these conditions of approval.

4.7.1. Utility extensions from the mainline or other points of connection within the public right-of-way require that the Applicant obtain an Encroachment Permit from the Engineering Department. The City shall make a final inspection of work to verify that any impacts that the work might have had to other City owned infrastructure is restored or repaired to the satisfaction of the City Engineer.

4.8. The subdivision is within Zone E of the Riverside Conty Mira Loma Road and Bridge Benefit District and shall pay applicable road improvement fees prior to building permit issuance.

4.9. Prior to issuance of a building permit, a project-specific infrastructure plan identifying the necessary public infrastructure to support and provide access to project site shall be submitted for review and approval by the City Engineer.

4.10. The Applicant shall pay the RCFC&WCD Area Drainage Plan (ADP) fees for the Day Creek drainage area in the amount of $9,262 per acre. A receipt copy of the paid fees must be provided to the City.

**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 Chapter 3.75 of the Jurupa Valley Municipal Code (Development Impact Fee Ordinance), as may be amended from time to time, which requires payment of all applicable Development Impact Fees (DIF). The DIF shall be paid in accordance with the fee schedule in effect at the time of payment and shall be due no later than final inspection or issuance of the certificate of occupancy, as applicable, unless otherwise deferred pursuant to state law.

5.5. The Applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time payment is due, which shall be prior to issuance of a Certificate of Occupancy or at final inspection, whichever occurs first, unless the Applicant elects to pay the fee earlier in accordance with the Jurupa Valley Municipal Code..

5.6. 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.

5.7. Traffic signal interconnect along Pats Ranch Road between Limonite Avenue and Bellegrave Avenue shall be installed to the satisfaction of the City Engineer prior to the 250th occupancy of Phase 1, as identified in the Specific Plan.

5.8. Traffic signal interconnect along Wineville Avenue between Limonite Avenue and Bellegrave Avenue shall be installed to the satisfaction of the City Engineer prior to the 250th occupancy of Phase 1, as identified in the Specific Plan.

5.9. The Applicant shall install four new bus shelters or provide equivalent funding to the City of Jurupa Valley prior to the first occupancy of Phase 1, as identified in the Specific Plan.

5.10. A traffic study, titled Vernola Ranch Specific Plan Traffic Impact Analysis and dated March 2023, was prepared by Webb Associates. Project shall make fair share contributions, as applicable, and complete improvements in conformance with the study's findings.

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

Applicant's name (Print Form): _____

Applicant's name (Signature): _____

Date: _____

# ATTACHMENT NO. 1b

## Exhibit B: Previous Environmental Document

# Previous Environmental Document

**MA25111**
**for**
**Tentative Parcel Map No. 39210**
**Site Development Permit No. 25057**
**Variance No. 26001**
**Consistency with Approved Vernola Ranch Specific Plan**
**Planning Area 17**

**Lead Agency**

City of Jurupa Valley
8390 Limonite Avenue
Jurupa Valley, CA 92509
Contact: Rob Gonzalez, Principal Planner
(951) 332-646
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.

| | |
|---|---|
| Joe Perez | 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 to determine if the request for Tentative Parcel Map (TPM) 39210 and Site Development Permit (SDP) 25057 which includes the development of 604 units within 58 residential buildings 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 TPM 39210 and SDP 25057 for the development in Planning Area 17 of 604 units within 58 residential buildings, 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 SP Planning Area 17 is for a tentative parcel map TPM 39210 and site development permit SDP25057 and variance VAR26001 for the development of 604 units within 58 residential buildings is consistent with the approved Vernola Ranch Specific Plan and underlying TTM 38504, and associated phasing plan. The Project proposes two development phases with 230 units in Phase I and 374 units in Phase II. The request does not propose changes in the SP Area 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. The Variance approves a reduction of the minimum required lot size to 729 square feet, pursuant to Jurupa Valley Municipal Code Section 9.040.110

## 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 2024 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 is for a tentative parcel map TPM 39210, site development permit SDP 25057, and variance VAR26001 for the development of 604 units within 58 residential buildings is consistent with the approved Vernola Ranch Specific Plan and underlying TTM 38504, and associated phasing plan. The Project proposes two development phases with 230 units in Phase I and 374 units in Phase II. 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 |
|---|---|---|
| **Air Quality** | | |
| **4.3 (a):** Would the Project conflict with or obstruct implementation of the applicable air quality plan? | ***MM 4.3-1 Minimize Construction Emissions.*** 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.<br>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). | Significant and Unavoidable |

| | | |
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| | Requirements for Tier 4 Final equipment and the option for Level 3 VDECS shall be included in applicable bid documents 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.<br>2. The maximum daily disturbance area (actively graded area) shall not exceed 4 acres per day.<br>3. Construction equipment shall be properly maintained according to manufacturer specifications.<br>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.<br>5. Construction on-road haul trucks shall be model year 2010 or newer if diesel-fueled.<br>6. Information on ridesharing programs shall be made available to construction employees.<br>7. During construction. Lunch options shall be provided onsite.<br>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.<br>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.<br>10. All vehicle speeds on unpaved roads, driveways, or driving surfaces shall be limited to 15 mph.<br>11. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.<br>12. Building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.<br>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 | |

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| | of the South Coast AQMD shall also be visible to ensure compliance.<br><br>**MM 4.3-2:** 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.<br><br>**MM 4.3-3:** 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.<br><br>**MM 4.3-4**: 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.<br><br>**MM 4.3-5:** 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.<br><br>**MM 4.3-6:** 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. | |
| **4.3 (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? | ***MMs 4.3-1 through MM 4.3-6 apply.*** | Less than significant |
| **4.3 (c):** Would the Project expose sensitive | ***MM 4.3-1 applies.*** | Less than significant |

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| receptors to substantial pollutant concentrations | | |
| **Biological Resources** | | |
| **4.4 (a):** 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? | ***MM-4.4-1: Pre-Construction Burrowing Owl Survey***. 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.<br><br>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.<br><br>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 | |

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| | 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, 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.<br><br>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.<br><br>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. | |
| **4.4 (d):** 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? | ***MM-BIO-2: Migratory / Nesting Bird Survey and Protection:*** 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.<br><br>The survey area will include the project impact footprint and a 500-foot buffer where legal access is granted around the disturbance footprint.<br><br>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: | Less than significant |

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| | 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, 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.<br>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.<br>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. | |

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| **4.4 (f):** Conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. | ***MM-4.4-1 applies***. | Less than significant |
| **Cultural Resources** | | |
| **4.5(b)** Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5? | ***MM-4.5-1: On-Call Archaeologist***. 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. |
| **Geology and Soils** | | |
| **4.7 (f):** Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ***MM-4.7-1:*** 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.<br><br>***MM-4.7-2:*** 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 | Less than significant. |

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| | the recommendations provided in Paleontological Assessment prepared by BFSA on March 27, 2023 (Technical Appendix H to this EIR) and the criteria identified below.<br><br>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:<br><br>14. If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to halt construction activities and temporarily redirect work at least 50 away from the area of the find in order to assess its significance.<br><br>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.<br><br>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.<br><br>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.<br><br>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. | |
| **Greenhouse Gas Emissions** | | |
| **4.8 (a):** Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ***MM-4.8-1:*** Prior to Prior to issuance of certificates of occupancy for the last phase of development, the Project Applicant shall install four new bus shelters.<br><br>***MM-4.8-2:*** Prior to Prior to issuance of certificates of occupancy permits, the City shall verify that the following electric vehicle charging infrastructure has been installed:<br><br>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. | Significant and Unavoidable. |

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| | 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.<br><br>MMs 4.3-2 through 4.3-6 apply. | |
| **4.8 (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. |
| **Hazards and Hazardous Materials** | | |
| **4.9 (a):** Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ***MM-4.9-1:*** 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. |
| **4.9 (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. |
| **4.9 (c):** 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 |
| **4.9 (d):** Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5and, as a result, would it create a significant hazard to the public or the environment? | No mitigation is required | Less than significant impact |

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| **4.9 (e):** 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 airport, would the Project result in a safety hazard or excessive noise for people residing or working in the project area? | No mitigation is required | No impact |
| **Transportation** | | |
| **4.17 (b)** Would the Project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? | MMs 4.8-1 and 4.8-2 apply. | Significant and Unavoidable. |
| **Tribal Cultural Resources** | | |
| **4.18 (a):** 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:<br><br>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<br><br>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 | ***MM-4.17-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.***<br><br>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.<br><br>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.<br><br>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. | Less than significant |

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| Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a Californian Native American tribe? | 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 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.<br><br>***MM-4.17-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial).***<br><br>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.<br><br>***MM-4.17-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.***<br><br>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.<br><br>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.<br><br>3. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and<br><br>4. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.<br><br>5. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance. | |

**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 MA25111, the approval of TPM 39210 and SDP 25057 for the development in Planning Area 17 of 604 units within 58 residential buildings 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 MA25111 would be substantially the same as those reported for the Certified EIR, and thus no Supplemental or Subsequent Environmental Review (EIR) is required.

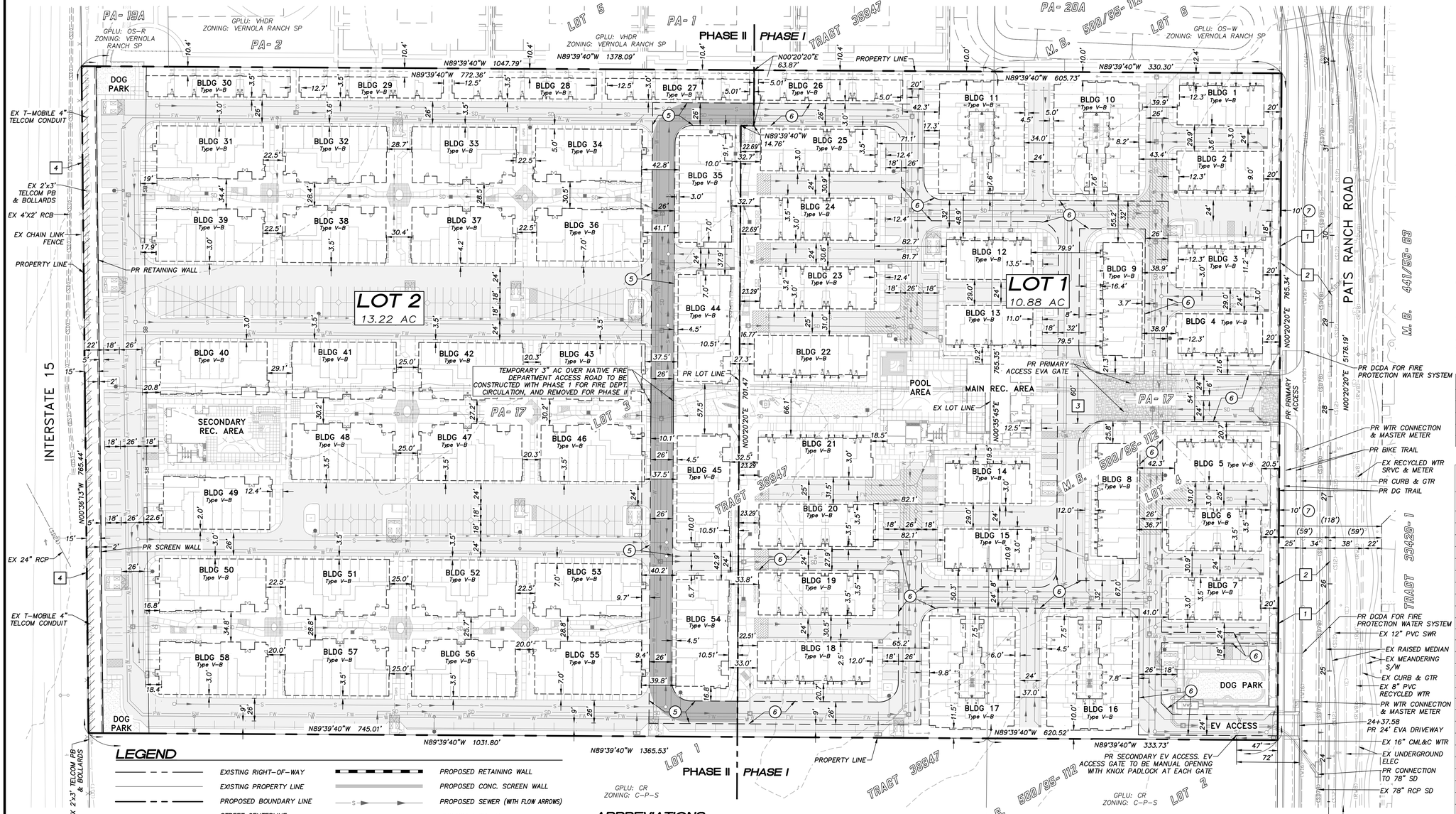
# ATTACHMENT NO. 2
# Tentative Tract Map

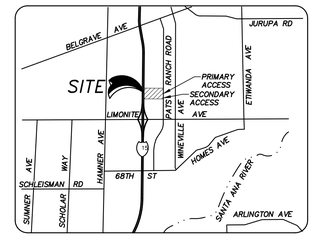
# TENTATIVE TRACT MAP NO. 39210

BEING A SUBDIVISION OF LOTS 3 AND 4 OF TRACT MAP NO. 38947, AS SHOWN BY MAP ON FILE IN BOOK 500, PAGES 95–112, IN THE OFFICE OF THE COUNTY RECORDER, RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING WITHIN NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, IN THE JURUPA RANCHO

**CITY OF JURUPA VALLEY, STATE OF CALIFORNIA**

FOR RESIDENTIAL CONDOMINIUM PURPOSES




SEC.30, T2S, R6W, S.B.M.

**VICINITY MAP**

THOMAS BROS. PAGE 683, GRID F6

## LEGAL DESCRIPTION:

LOT 3 & AND LOT 4 TRACT NO. 38947, M.B. 500/95–112

## GENERAL NOTES

PROJECT NAME: VERNOLA RANCH PA17

1. PROPERTY ADDRESS: LOT 3 & 4 TM 38947
2. APN's PORTIONS OF 160–050–023, 160–050–073, 160–050–005 & 160–050–074
3. ACREAGE: GROSS = 25.14 AC
   NET = 24.10AC
4. SCHOOL DISTRICT: CORONA–NORCO UNIFIED SCHOOL DISTRICT
   2820 CLARK AVE
   NORCO, CA 92860
   PHONE: (951) 736–5000
5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X OTHER AREAS, PER FEMA FLOOD INSURANCE RATE MAP 06065C0681G DATED 08/28/2014 & LOMR 14–09–3381P DATED 02/09/2015.
   ZONE X OTHER AREAS – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN.
6. AERIAL TOPOGRAPHY PROVIDED BY PROACTIVE ENGINEERING CONSULTANTS
   ACCURACY OF AERIAL TOPOGRAPHY
   HORIZONTAL: 1"=40'
   VERTICAL: 1' CONTOUR INTERVAL
7. LAND USE/ZONING:
   EXISTING/PROPOSED LAND USE: HIGHEST DENSITY RESIDENTIAL (HHDR)
   PROPOSED/EXISTING ZONING: VERNOLA RANCH SPECIFIC PLAN
8. THERE ARE NO EXISTING STRUCTURES ON–SITE.
9. DEVELOPMENT WILL BE PHASED. SEE PHASING LIMITS HEREON
10. BEARINGS & DISTANCES SHOWN HEREON ARE RECORD PER TRACT MAP 38947, MB 500/95–112

### PRODUCT LIST

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|---|---|
| PRODUCT A | 16–PLEX COURTYARD |
| PRODUCT B | INTERLOCKING TOWN (6–PLEX, 8–PLEX) |
| PRODUCT C | BACK TO BACK (4–PLEX, 6–PLEX & 10–PLEX) |
| PRODUCT D | STACK FLATS 11–PLEX |
| PRODUCT E | STACK FLATS 14–PLEX |

### BUILDING TYPE TABLE

| BUILDING NUMBER | BUILDING TYPE |
|---|---|
| 1 | PRODUCT B (6–PLEX) |
| 2 | PRODUCT B (6–PLEX) |
| 3 | PRODUCT B (6–PLEX) |
| 4 | PRODUCT B (6–PLEX) |
| 5 | PRODUCT B (6–PLEX) |
| 6 | PRODUCT C (4–PLEX) |
| 7 | PRODUCT C (4–PLEX) |
| 8 | PRODUCT B (8–PLEX) |
| 9 | PRODUCT B (8–PLEX) |
| 10 | PRODUCT A |
| 11 | PRODUCT A |
| 12 | PRODUCT B (6–PLEX) |
| 13 | PRODUCT B (6–PLEX) |
| 14 | PRODUCT B (6–PLEX) |
| 15 | PRODUCT B (6–PLEX) |
| 16 | PRODUCT A |
| 17 | PRODUCT A |
| 18 | PRODUCT B (8–PLEX) |
| 19 | PRODUCT C (10–PLEX) |
| 20 | PRODUCT C (10–PLEX) |
| 21 | PRODUCT B (8–PLEX) |
| 22 | PRODUCT B (8–PLEX) |
| 23 | PRODUCT C (10–PLEX) |
| 24 | PRODUCT C (10–PLEX) |
| 25 | PRODUCT C (10–PLEX) |
| 26 | PRODUCT C (6–PLEX) |
| 27 | PRODUCT C (6–PLEX) |
| 28 | PRODUCT C (6–PLEX) |

### BUILDING TYPE TABLE

| BUILDING NUMBER | BUILDING TYPE |
|---|---|
| 29 | PRODUCT C (6–PLEX) |
| 30 | PRODUCT C (6–PLEX) |
| 31 | PRODUCT D |
| 32 | PRODUCT E |
| 33 | PRODUCT E |
| 34 | PRODUCT D |
| 35 | PRODUCT D |
| 36 | PRODUCT D |
| 37 | PRODUCT E |
| 38 | PRODUCT E |
| 39 | PRODUCT D |
| 40 | PRODUCT D |
| 41 | PRODUCT E |
| 42 | PRODUCT E |
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| 48 | PRODUCT E |
| 49 | PRODUCT D |
| 50 | PRODUCT D |
| 51 | PRODUCT E |
| 52 | PRODUCT E |
| 53 | PRODUCT D |
| 54 | PRODUCT D |
| 55 | PRODUCT D |
| 56 | PRODUCT E |
| 57 | PRODUCT E |
| 58 | PRODUCT D |

## LEGEND

- EXISTING RIGHT–OF–WAY
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- STREET CENTERLINE
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- (1626) EXISTING CONTOUR
- 1626 PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- DRIVEWAY SIGHT DISTANCE
- PROPOSED SLOPE
- PROPOSED CURB & GUTTER
- PROPOSED AC PAVEMENT
- PROPOSED RETAINING WALL
- PROPOSED CONC. SCREEN WALL
- S PROPOSED SEWER (WITH FLOW ARROWS)
- W PROPOSED WATER
- SD PR. STORM DRAIN (WITH FLOW ARROWS)
- (SS) EXISTING SEWER
- (W12) EXISTING WATER
- (SD42) EXISTING STORM DRAIN
- (UGE) EXISTING UNDERGROUND ELECTRICAL
- EXISTING RESTRICTED ACCESS PER INST #1986–230116
- PROPOSED CONDOMINIUM BUILDING FOOTPRINT LOCATION. SEE TABLES HEREON. SEE CONDOMINIUM BUILDING & UNIT TABLE HERON.

SCALE: 1" = 50'

GRAPHIC SCALE

50' 0 50' 100' 150'

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| BTM | BOTTOM | MH | MANHOLE |
| CB | CATCH BASIN | PL | PROPERTY LINE |
| CL | CENTERLINE | POC | POINT OF CONNECTION |
| CONC | CONCRETE | PR | PROPOSED |
| DBL | DOUBLE | RCB | REINFORCED CONCRETE BOX |
| EG | EXISTING GRADE | RCP | REINFORCED CONCRETE PIPE |
| EX | EXISTING | R/W | RIGHT OF WAY |
| FF | FINISH FLOOR | SD | STORM DRAIN |
| FH | FIRE HYDRANT | SWR | SEWER |
| FL | FLOW LINE | S/W | SIDEWALK |
| FS | FINISH SURFACE | TC | TOP OF CURB |
| GB | GRADE BREAK | TG | TOP OF GRATE |
| GTR | GUTTER | TYP | TYPICAL |
| HP | HIGH POINT | WTR | WATER |

## BENCHMARK:

RCFC&WCD DESIGNATION (STATION ID): Z 13971

DESCRIPTION: 1"IP W/TAG "PLS 4131" AT THE CL WINEVILLE AVE & ±70' S'LY OF 63RD ST.

ELEVATION (FEET): 663.50 (NAVD88) (2007.00 EPOCH)

## BASIS OF BEARING:

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## EASEMENTS NOTES:

1. 59' PUBLIC ROAD AND UTILITY EASEMENT PER INST. #2008–507549, REC. 09/17/2008.
2. SOUTHERN CALIFORNIA EDISON EASEMENT PER INST. #2022–102613 O.R., REC. 03/02/2022. [IN PUBLIC RIGHT–OF–WAY]
3. ACCESS EASEMENT AS SHOWN PER TM 38947, M.B. 500/95–112
4. RESTRICTED ACCESS PER GRANT DEED TO CALTRANS INST #1986–230116, REC. 09/19/1986.
5. PROPOSED ACCESS & UTILITY EASEMENT IN FAVOR OF LOT 1.
6. PROPOSED ACCESS & UTILITY EASEMENT IN FAVOR OF LOT 2.
7. PROPOSED 10' LANDSCAPE EASEMENT TO THE CITY OF JURUPA VALLEY FOR LANDSCAPE AND MAINTENANCE PURPOSES.

## UTILITIES

CITY OF JURUPA VALLEY
8930 LIMONITE AVE
JURUPA VALLEY, CA 92509
PHONE: (951) 332–6464

SEWER & WATER
JURUPA COMMUNITY SERVICES DISTRICT
11201 HARREL STREET
JURUPA VALLEY, CA 91752
PHONE: (951) 685–7434

ELECTRIC
SOUTHERN CALIFORNIA EDISON
PHONE: (951)–655–4555

GAS
SOUTHERN CALIFORNIA GAS COMPANY
P.O. BOX 3003
REDLANDS, CA 92373
PHONE: (909) 335–7581

TELECOMMUNICATIONS
T–MOBILE
PHONE: (714) 457–0379

PHONE
AT&T
PHONE: (714) 507–3526

## ENGINEER

SB&O, INC.
41689 ENTERPRISE CIRCLE
NORTH STE 126
TEMECULA, CA. 92590
(951) 695–8900 PHONE
(951) 695–8901 FAX
ATTN: DON BROOKS
EMAIL: donbrooks@sboinc.com

## OWNER/ APPLICANT

ANTHONY P. VERNOLA TRUST U/T/D
12080 BELLEGRAVE AVE.
JURUPA VALLEY, CA
CONTACT: RICK BONDAR OR ORION BONDAR
(951) 318–0600
RICKBONDAR@AOL.COM, ORIONBONDAR@AOL.COM

SKY COUNTRY INVESTMENT CO. EAST, LLC.
P.O. BOX 1295
CORONA, CA 92878
CONTACT: RICK BONDAR OR ORION BONDAR
(951) 681–5100
RICKBONDAR@AOL.COM, ORIONBONDAR@AOL.COM

### CONDOMINIUM BUILDING & UNIT TABLE

| PRODUCT | PRODUCT QUANTITY | PROPOSED UNITS PER PRODUCT | UNIT AREA PLAN 1 | UNIT AREA PLAN 2 | UNIT AREA PLAN 3 | UNIT AREA PLAN 4 | UNIT AREA PLAN 5 | UNIT AREA PLAN 6 | UNIT AREA PLAN 7 | TOTAL UNITS |
|---|---|---|---|---|---|---|---|---|---|---|
| PRODUCT A | 4 | 16 | 870 SF | 1,316 SF | 1,400 SF | 1,626 SF | 1,687 SF | 1,768 SF | 1,895 SF | 64 |
| PRODUCT B (6–PLEX) | 9 | 6 | 1,474 SF | 1,714 SF | – | – | – | – | – | 54 |
| PRODUCT B (8–PLEX) | 5 | 8 | 1,474 SF | 1,714 SF | – | – | – | – | – | 40 |
| PRODUCT C (6–PLEX) | 5 | 6 | 1,260 SF | 1,668 SF | – | – | – | – | – | 30 |
| PRODUCT C (8–PLEX) | 2 | 8 | 1,260 SF | 1,668 SF | – | – | – | – | – | 16 |
| PRODUCT C (10–PLEX) | 5 | 10 | 1,260 SF | 1,668 SF | – | – | – | – | – | 50 |
| PRODUCT D | 14 | 11 | 795 SF | 1,053 SF | 1,216 SF | 1,454 SF | 1,553 SF | – | – | 154 |
| PRODUCT E | 14 | 14 | 729 SF | 895 SF | 1,305 SF | 1,321 SF | 1,371 SF | 1,452 SF | – | 196 |
| | | | | | | | | | TOTAL: | 604 |

REVISIONS

| ⚠ | SHT. | DESCRIPTION | DATE | BY | APRD |
|---|---|---|---|---|---|
| | | | | | |


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PLANNING ENGINEERING SURVEYING
41689 Enterprise Circle North, Suite 126
Temecula, Ca. 92590
951-695-8900
951-695-8901 Fax


SEAL

CITY OF JURUPA VALLEY

VERNOLA RANCH PA17

TENTATIVE TRACT MAP NO. 39210

SHEET NO. 1

1 OF 2

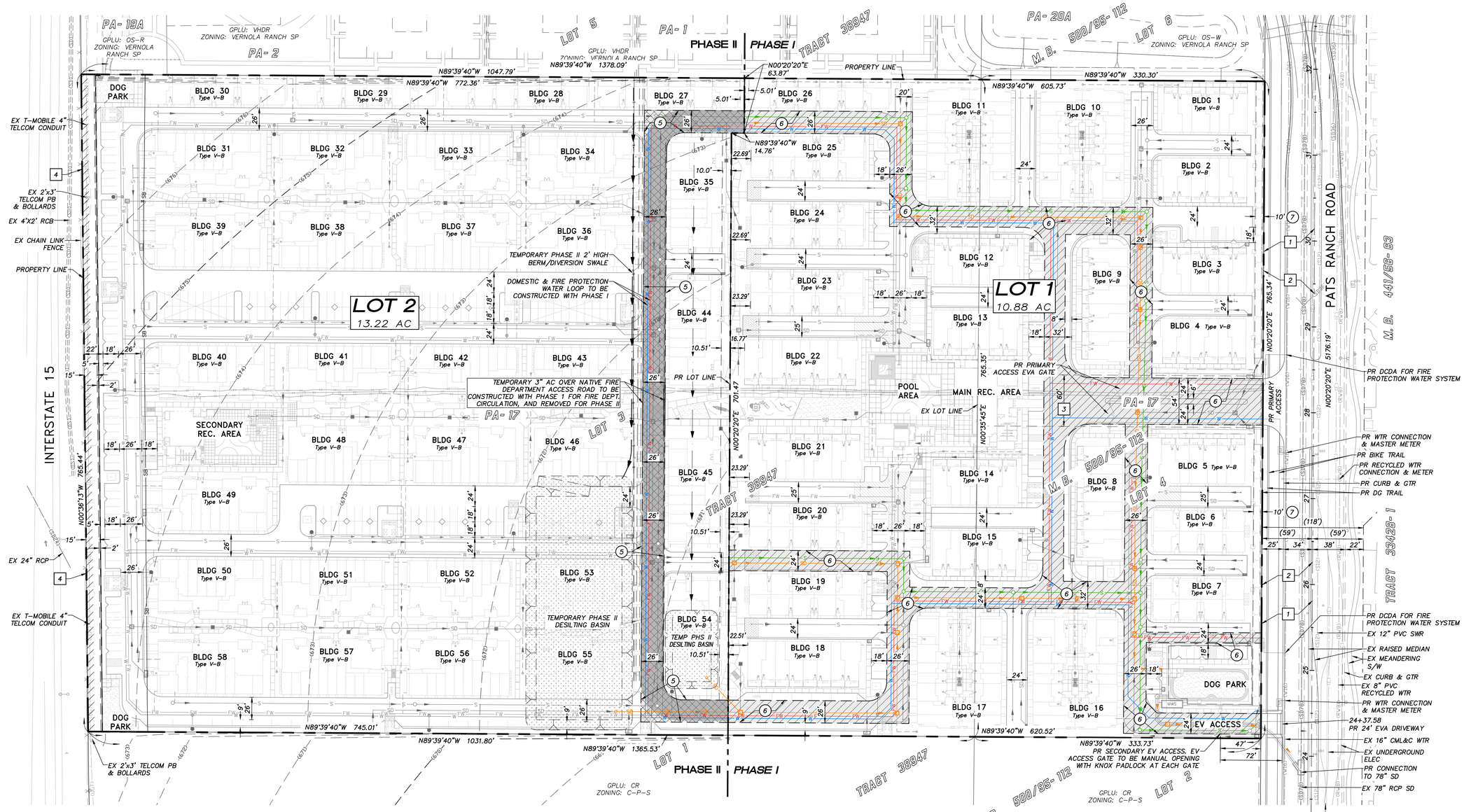
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# TENTATIVE TRACT MAP NO. 39210

BEING A SUBDIVISION OF LOTS 3 AND 4 OF TRACT MAP NO. 38947, AS SHOWN BY MAP ON FILE IN BOOK 500, PAGES 95–112, IN THE OFFICE OF THE COUNTY RECORDER, RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING WITHIN NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, IN THE JURUPA RANCHO

## CITY OF JURUPA VALLEY, STATE OF CALIFORNIA

FOR RESIDENTIAL CONDOMINIUM PURPOSES




SCALE: 1" = 50'

GRAPHIC SCALE

50' 0 50' 100' 150'

## LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- STREET CENTERLINE
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING RESTRICTED ACCESS PER INST #1986-230116
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONC. SCREEN WALL
- PROPOSED SEWER (WITH FLOW ARROWS)*
- PROPOSED WATER*
- PR. STORM DRAIN (WITH FLOW ARROWS)*
- PROPOSED FIRE PROTECTION WATER*
- PROPOSED SEWER (WITH FLOW ARROWS)
- PROPOSED WATER
- PROPOSED STORM DRAIN (WITH FLOW ARROWS)
- PROPOSED ACCESS & UTILITY EASEMENT IN FAVOR OF LOT 1 OVER LOT 2 FOR FIRE DEPARTMENT CIRCULATION & WATER PURPOSES.
- PROPOSED ACCESS & UTILITY EASEMENT IN FAVOR OF LOT 2 OVER LOT 1 FOR STAND-ALONE INFRASTRUCTURE, CIRCULATION, UTILITY & MAINTENANCE PURPOSES.
- TEMPORARY PHASE II DESILTING BASIN
- TEMPORARY PHASE I 3" AC OVER NATIVE FIRE APPARATUS ACCESS ROAD FOR FIRE DEPT. CIRCULATION.

* STAND-ALONE UTILITIES FOR LOT 2

## EASEMENTS NOTES:

1. 59' PUBLIC ROAD AND UTILITY EASEMENT PER INST. #2008-507549, REC. 09/17/2008.
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REVISIONS

| SHT. | DESCRIPTION | DATE | BY | APRD |
|---|---|---|---|---|
| | | | | |


SB&O INC.
PLANNING ENGINEERING SURVEYING
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Temecula, Ca. 92590
951-695-8900
951-695-8901 Fax


SEAL

CITY OF JURUPA VALLEY

VERNOLA RANCH PA17

TENTATIVE TRACT MAP NO. 39210

PHASING PLAN

SHEET NO. 2

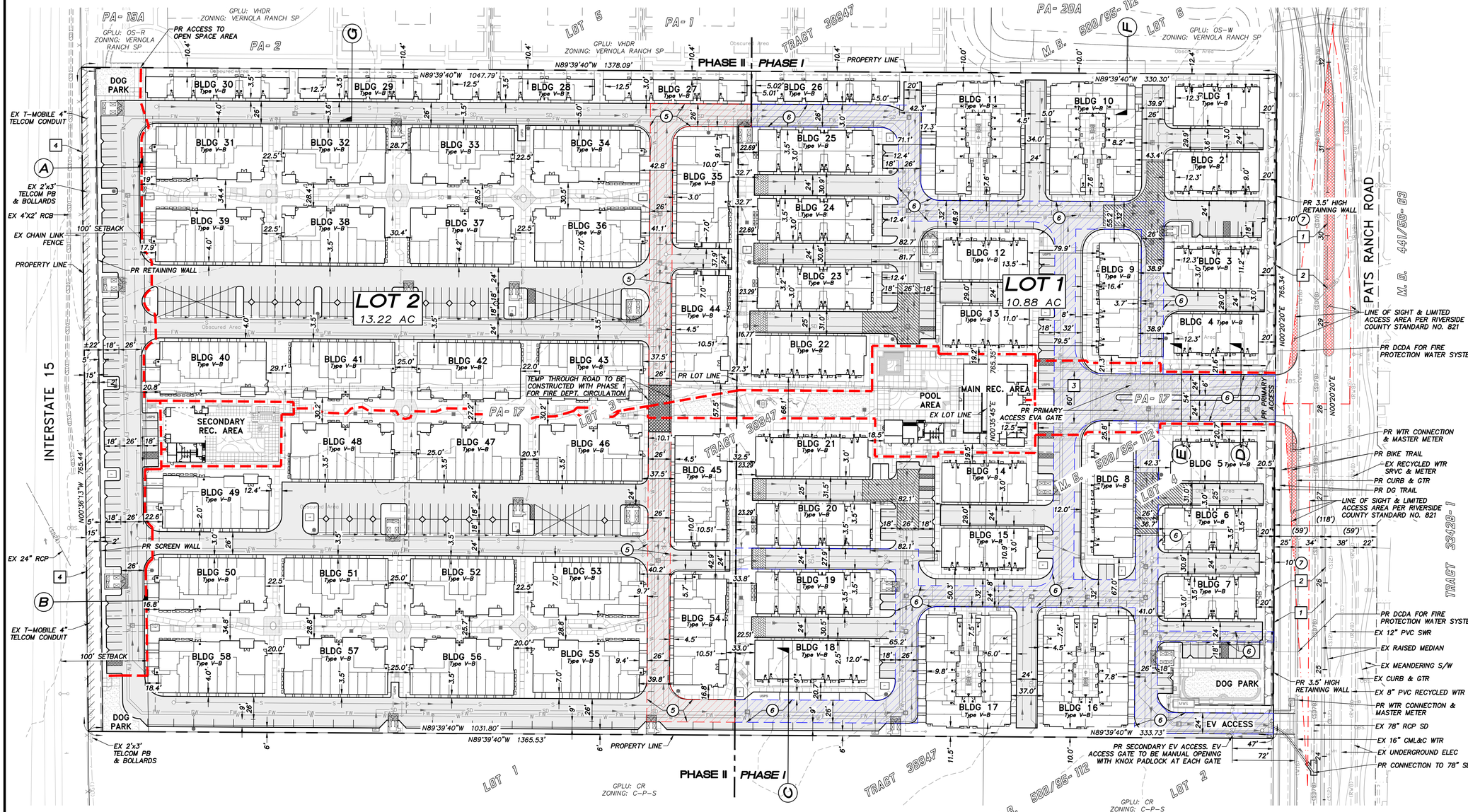
2 OF 2

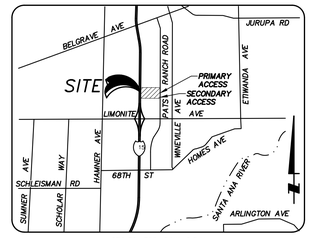
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# ATTACHMENT NO. 3
# Site Plan

# SITE DEVELOPMENT PERMIT
## WITH CONCEPTUAL GRADING FOR:
# TTM 39210, VERNOLA RANCH PA17
## CITY OF JURUPA VALLEY




SEC.30, T2S, R6W, S.B.M.

**VICINITY MAP**

THOMAS BROS. PAGE 683, GRID F6

## LEGAL DESCRIPTION:

LOT 3 & 4 TM 38947, M.B. 500/95-112

## ENGINEER

SB&O, INC.
41689 ENTERPRISE CIRCLE
NORTH STE 126
TEMECULA, CA. 92590
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## GENERAL NOTES

PROJECT NAME: VERNOLA RANCH PA17

1. PROPERTY ADDRESS: LOT 3 & 4 TM 38947 (NOT YET RECORDED)
2. APN's PORTIONS OF 160-050-023, 160-050-073, 160-050-005 & 160-050-074
3. ACREAGE: GROSS = 25.14 AC
   NET = 24.10AC
4. SCHOOL DISTRICT: CORONA-NORCO UNIFIED SCHOOL DISTRICT
   2820 CLARK AVE
   NORCO, CA 92860
   PHONE: (951) 736-5000
5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X OTHER AREAS, PER FEMA FLOOD INSURANCE RATE MAP 06065C0681G DATED 08/28/2014 & LOMR 14-09-3381P DATED 02/09/2015.
   ZONE X OTHER AREAS = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN.
6. AERIAL TOPOGRAPHY PROVIDED BY PROACTIVE ENGINEERING CONSULTANTS
   ACCURACY OF AERIAL TOPOGRAPHY
   HORIZONTAL: 1"=40'
   VERTICAL: 1' CONTOUR INTERVAL
7. LAND USE/ZONING:
   EXISTING/PROPOSED LAND USE: HIGHEST DENSITY RESIDENTIAL (HHDR)
   PROPOSED/EXISTING ZONING: VERNOLA RANCH SPECIFIC PLAN
8. THERE ARE NO EXISTING STRUCTURES ON-SITE.
9. DEVELOPMENT WILL BE PHASED. SEE PHASING LIMITS HEREON
10. BEARINGS & DISTANCES SHOWN HEREON ARE RECORD PER TRACT MAP 38947, MB 500/95-112

## BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE VI, BASED LOCALLY ON CONTROL STATIONS "NOCO", "NLIP", & "EMPR" NAD83 (NSRS2011) EPOCH 2010.00 AS SHOWN HEREON.ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99999917472. CALCULATIONS ARE MADE AT CONTROL POINT #508 WITH COORDINATES OF N: 2306001.382 E: 6169471.576, USING AN ELEVATION OF 693.46. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES

## BENCHMARK:

RCFC&WCD DESIGNATION (STATION ID): Z 13971

DESCRIPTION: 1"IP W/TAG "PLS 4131" AT THE CL MNEVILLE AVE & ±70' S'LY OF 63RD ST.

ELEVATION (FEET): 663.50 (NAVD88) (2007.00 EPOCH)

**OVERALL PARKING SUMMARY**

| | REQUIRED PARKING (PER JVMC SEC. 9.240.120) | PROVIDED |
|---|---|---|
| VEHICLES | 1,372 | 1388 |
| BICYCLES | 55 | 56 |

## SHEET INDEX


1 TITLE SHEET-SITE PLAN
2 SECTIONS
3 CONCEPTUAL GRADING PLAN
4 FIRE ACCESS PLAN


SCALE: 1" = 50'

GRAPHIC SCALE
50' 0 50' 100' 150'

## LEGEND

- EXISTING RIGHT-OF-WAY
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- (W12") EXISTING WATER
- (SD42") EXISTING STORM DRAIN
- (UGE) EXISTING UNDERGROUND ELECTRICAL
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- PROPOSED RETAINING WALL
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- S PROPOSED SEWER (WITH FLOW ARROWS)
- W PROPOSED WATER
- SD PR. STORM DRAIN (WITH FLOW ARROWS)
- FW PROPOSED FIRE PROTECTION WATER
- ADA ACCESSABLE PATH OF TRAVEL

## ABBREVIATIONS

| | |
|---|---|
| BTM | BOTTOM |
| CB | CATCH BASIN |
| CL | CENTERLINE |
| CONC | CONCRETE |
| DBL | DOUBLE |
| EG | EXISTING GRADE |
| EX | EXISTING |
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| GTR | GUTTER |
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| MH | MANHOLE |
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| RCP | REINFORCED CONCRETE PIPE |
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| TYP | TYPICAL |
| WTR | WATER |

## UTILITIES

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SEWER & WATER
JURUPA COMMUNITY SERVICES DISTRICT
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JURUPA VALLEY, CA 91752
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ELECTRIC
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SOUTHERN CALIFORNIA GAS COMPANY
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PHONE: (714) 457-0379

PHONE
AT&T
PHONE: (714) 507-3526

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REVISIONS

| SHT. | DESCRIPTION | DATE | BY | APRD |
|---|---|---|---|---|


SB&O INC.
PLANNING ENGINEERING SURVEYING
41689 Enterprise Circle North, Suite 126
Temecula, Ca. 92590
951-695-8900
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SEAL

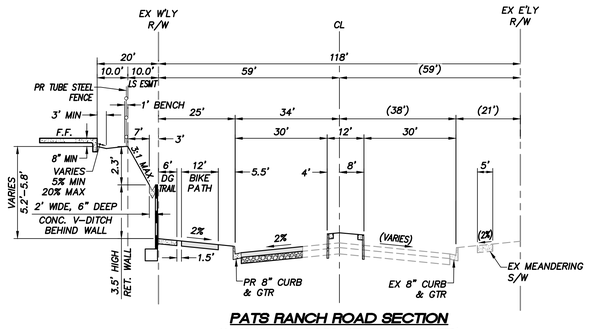
CITY OF JURUPA VALLEY

TTM 39210, VERNOLA RANCH PA17

SITE PLAN

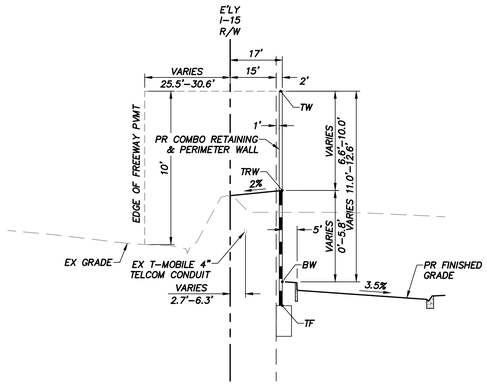
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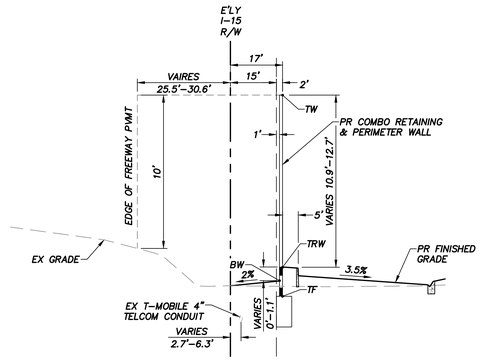

**PATS RANCH ROAD SECTION**

MAJOR HIGHWAY, R.C.T.D. STD. NO. 93 (MODIFIED)
T.I.=90 "R" VALUE=___
SCALE: 1"=20'(H) 1"=4'(V)



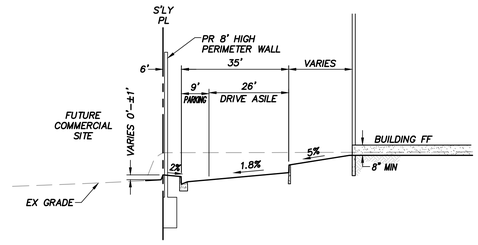

**FREEWAY SECTION A**

SCALE: 1"=20'(H) 1"=4'(V)



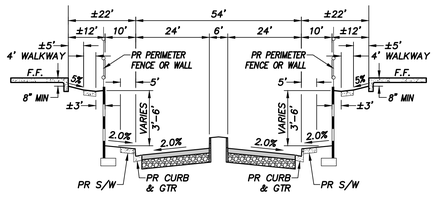

**FREEWAY SECTION B**

SCALE: 1"=20'(H) 1"=4'(V)



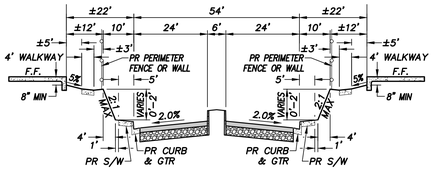

**SECTION C**

SCALE: 1"=20'(H) 1"=4'(V)



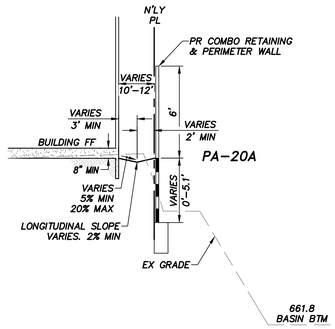

**ENTRY DRIVE SECTION D**

SCALE: 1"=20'(H) 1"=4'(V)



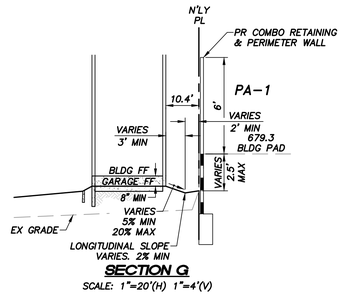

**ENTRY DRIVE SECTION E**

SCALE: 1"=20'(H) 1"=4'(V)




**SECTION F**

SCALE: 1"=20'(H) 1"=4'(V)




**SECTION G**

SCALE: 1"=20'(H) 1"=4'(V)

| REVISIONS | | | | | |
|---|---|---|---|---|---|
| ⚠ | SHT. | DESCRIPTION | DATE | BY | APRD |
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SEAL

CITY OF JURUPA VALLEY

**TTM 39210, VERNOLA RANCH PA17 SECTIONS**

SHEET NO. 2

2 OF 4

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PA- 19A
GPLU: OS-R
ZONING: VERNOLA RANCH SP
PR ACCESS TO OPEN SPACE AREA
PA- 2
GPLU: VHDR
ZONING: VERNOLA RANCH SP
(680.6 PAD)
(679.3 PAD)
(678.1 PAD)
LOT 5
PA- 1
GPLU: VHDR
ZONING: VERNOLA RANCH SP
(676.9 PAD)
TRACT 38947
(675.5 PAD)
PHASE II | PHASE I
PROPERTY LINE
PA- 20A BASIN
M. B. 500/95- 112
(661.8 BTM)
LOT 6
GPLU: OS-W
ZONING: VERNOLA RANCH SP
DOG PARK
BLDG 30 Type V-B FF=78.72 PAD=78.05
BLDG 29 Type V-B FF=77.87 PAD=77.20
BLDG 28 Type V-B FF=77.00 PAD=76.33
BLDG 27 Type V-B FF=76.12 PAD=75.45
BLDG 26 Type V-B FF=74.76 PAD=74.09
BLDG 11 Type V-B FF=73.51 PAD=72.84
BLDG 10 Type V-B FF=73.33 PAD=72.66
BLDG 1 Type V-B FF=72.07 PAD=71.40
BLDG 2 Type V-B FF=71.95 PAD=71.28
BLDG 31 Type V-B FF=78.50 PAD=77.83
BLDG 32 Type V-B FF=77.79 PAD=77.12
BLDG 33 Type V-B FF=77.02 PAD=76.35
BLDG 34 Type V-B FF=76.35 PAD=75.68
BLDG 35 Type V-B FF=74.95 PAD=74.29
BLDG 25 Type V-B FF=74.55 PAD=73.89
BLDG 24 Type V-B FF=74.37 PAD=73.71
BLDG 12 Type V-B FF=72.22 PAD=71.55
BLDG 9 Type V-B FF=71.87 PAD=71.20
BLDG 3 Type V-B FF=71.17 PAD=70.50
BLDG 4 Type V-B FF=70.99 PAD=70.32
BLDG 39 Type V-B FF=77.50 PAD=76.83
BLDG 38 Type V-B FF=76.78 PAD=76.11
BLDG 37 Type V-B FF=76.02 PAD=75.35
BLDG 36 Type V-B FF=75.35 PAD=74.68
BLDG 23 Type V-B FF=74.19 PAD=73.53
BLDG 13 Type V-B FF=72.04 PAD=71.37
LOT 2
13.22 AC
BLDG 44 Type V-B FF=73.49 PAD=72.83
BLDG 22 Type V-B FF=74.10 PAD=73.43
LOT 1
10.88 AC
POOL AREA
EX LOT LINE
MAIN REC. AREA FF=71.17 PAD=70.50
PR PRIMARY ACCESS EVA GATE
BLDG 40 Type V-B FF=76.64 PAD=75.97
BLDG 41 Type V-B FF=75.93 PAD=75.26
BLDG 42 Type V-B FF=75.25 PAD=74.59
BLDG 43 Type V-B FF=74.56 PAD=73.89
TEMP THROUGH ROAD TO BE CONSTRUCTED WITH PHASE 1 FOR FIRE DEPT. CIRCULATION
SECONDARY REC. AREA FF=75.67 PAD=75.00
LOT 3
TRACT 38947
BLDG 48 Type V-B FF=74.93 PAD=74.26
BLDG 47 Type V-B FF=74.25 PAD=73.59
BLDG 46 Type V-B FF=73.56 PAD=72.89
BLDG 21 Type V-B FF=71.28 PAD=70.61
BLDG 14 Type V-B FF=71.17 PAD=70.50
BLDG 8 Type V-B FF=70.85 PAD=70.19
BLDG 5 Type V-B FF=70.08 PAD=69.41
BLDG 49 Type V-B FF=74.89 PAD=74.22
BLDG 45 Type V-B FF=72.19 PAD=71.52
BLDG 20 Type V-B FF=71.10 PAD=70.43
BLDG 15 Type V-B FF=70.99 PAD=70.32
BLDG 6 Type V-B FF=69.90 PAD=69.23
BLDG 50 Type V-B FF=74.92 PAD=74.25
BLDG 51 Type V-B FF=74.09 PAD=73.43
BLDG 52 Type V-B FF=73.40 PAD=72.73
BLDG 53 Type V-B FF=72.70 PAD=72.03
BLDG 54 Type V-B FF=71.39 PAD=70.72
BLDG 19 Type V-B FF=70.92 PAD=70.25
BLDG 7 Type V-B FF=69.72 PAD=69.05
BLDG 58 Type V-B FF=73.80 PAD=73.14
BLDG 57 Type V-B FF=73.09 PAD=72.43
BLDG 56 Type V-B FF=72.40 PAD=71.73
BLDG 55 Type V-B FF=71.70 PAD=71.03
BLDG 18 Type V-B FF=70.74 PAD=70.07
BLDG 17 Type V-B FF=70.00 PAD=69.33
BLDG 16 Type V-B FF=69.87 PAD=69.20
DOG PARK PAD=68.70
EV ACCESS
MWS
DOG PARK
LOT 1
GPLU: CR
ZONING: C-P-S
PROPERTY LINE
TRACT 38947
M. B. 500/95- 112
LOT 2
GPLU: CR
ZONING: C-P-S
PR SECONDARY EV ACCESS. EV ACCESS GATE TO BE MANUAL OPENING WITH KNOX PADLOCK AT EACH GATE
PR CONNECTION TO 78" SD
PATS RANCH ROAD
M. B. 441/56- 63
TRACT 39428-1
GADWALL DR
PR BIKE TRAIL
PR CURB & GTR
PR DG TRAIL
EX RAISED MEDIAN
PR 3.5' HIGH RETAINING WALL
LINE OF SIGHT & LIMITED ACCESS AREA PER RIVERSIDE COUNTY STANDARD NO. 821
PR DCDA FOR FIRE PROTECTION WATER
SLOPE DRAIN
EX MEANDERING S/W
EX CURB & GTR
PR WTR CONNECTION & MASTER METER
EX RECYCLED WTR SRVC & METER
EX UNDERGROUND ELEC
EX 8" PVC REC. WTR
EX 78" RCP SD
EX 16" WSP CML&C WTR
EX 12" PVC SWR
PR DCDA FOR FIRE PROTECTION WATER SYSTEM
INTERSTATE 15
EX 24" RCP
EX 4'X2' RCB
EX 2'x3' TELCOM PB & BOLLARDS
EX CHAIN LINK FENCE
100' SETBACK
PR RETAINING WALL
PROPERTY LINE
EX T-MOBILE 4" TELCOM CONDUIT
EX T-MOBILE 4" TELCOM CONDUIT PR SCREEN WALL
100' SETBACK
EX 2'x3' TELCOM PB & BOLLARDS

## LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- STREET CENTERLINE
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- DRIVEWAY SIGHT DISTANCE
- PROPOSED SLOPE
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONC. SCREEN WALL
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED SEWER (WITH FLOW ARROWS)
- PROPOSED WATER
- PR STORM DRAIN (WITH FLOW ARROWS)
- PROPOSED FIRE PROTECTION WATER

SCALE: 1" = 40'

GRAPHIC SCALE
40' 0 40' 80' 120'

## ABBREVIATIONS

| | |
|---|---|
| BTM | BOTTOM |
| CB | CATCH BASIN |
| CL | CENTERLINE |
| CONC | CONCRETE |
| DBL | DOUBLE |
| EG | EXISTING GRADE |
| EX | EXISTING |
| FF | FINISH FLOOR |
| FH | FIRE HYDRANT |
| FL | FLOW LINE |
| FS | FINISH SURFACE |
| GB | GRADE BREAK |
| GTR | GUTTER |
| HP | HIGH POINT |
| MH | MANHOLE |
| PL | PROPERTY LINE |
| POC | POINT OF CONNECTION |
| PR | PROPOSED |
| RCB | REINFORCED CONCRETE BOX |
| RCP | REINFORCED CONCRETE PIPE |
| R/W | RIGHT OF WAY |
| SD | STORM DRAIN |
| SWR | SEWER |
| S/W | SIDEWALK |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| TYP | TYPICAL |
| WTR | WATER |

## EASEMENTS NOTES:

1. 59' PUBLIC ROAD AND UTILITY EASEMENT PER INST. #2008-507549, REC. 09/17/2008.
2. SOUTHERN CALIFORNIA EDISON EASEMENT PER INST. #2022-102613 O.R., REC. 03/02/2022. [IN PUBLIC RIGHT-OF-WAY]
3. ACCESS EASEMENT AS SHOWN PER TM 38947, M.B. 500/95-112
4. RESTRICTED ACCESS PER GRANT DEED TO CALTRANS INST #1986-230116, REC. 09/19/1986.
5. PROPOSED ACCESS & UTILITY EASEMENT IN FAVOR OF LOT 1.
6. PROPOSED ACCESS & UTILITY EASEMENT IN FAVOR OF LOT 2.
7. PROPOSED 10' LANDSCAPE EASEMENT TO THE CITY OF JURUPA VALLEY FOR LANDSCAPE AND MAINTENANCE PURPOSES.

## EARTHWORK QUANTITIES

| | CUT | FILL |
|---|---|---|
| RAW VOLUMES: | 17,800 CY | 34,700 CY |
| UNDERGROUND STORAGE | 5,000 CY | |
| SPOILS | 3,000 CY | |
| TOTALS | 25,800 CY | 34,700 CY |

IMPORT 8,900 CY

THE ESTIMATE OF EARTHWORK QUANTITIES IS PROVIDED BY THE ENGINEER ONLY FOR THE CONVENIENCE OF THE CONTRACTOR AND DETERMINATION OF PLAN CHECK FEES. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF THE CONSTRUCTED QUANTITIES BEFORE SUBMITTING A BID.

## NOTE

ALL DRAINAGE TO BE DIRECTED AWAY FROM BUILDING TOWARDS AREA DRAINS, TYPICAL

REVISIONS

| SHT. | DESCRIPTION | DATE | BY | APRD |
|---|---|---|---|---|

SB&O INC.
PLANNING ENGINEERING SURVEYING
41689 Enterprise Circle North, Suite 126
Temecula, Ca. 92590
951-695-8900
951-695-8901 Fax

SEAL

CITY OF JURUPA VALLEY

TTM 39210, VERNOLA RANCH PA17

CONCEPTUAL GRADING PLAN

SHEET NO. 3

3 OF 4

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PA- 19A
GPLU: OS-R
ZONING: VERNOLA RANCH SP
PA- 2
GPLU: VHDR
ZONING: VERNOLA RANCH SP
LOT 5
PA- 1
GPLU: VHDR
ZONING: VERNOLA RANCH SP
TRACT 38947
PHASE II | PHASE I
PROPERTY LINE
PA- 20A BASIN
M.B. 500/95-112
LOT 6
GPLU: OS-W
ZONING: VERNOLA RANCH SP
DOG PARK
BLDG 30 Type V-B
BLDG 29 Type V-B
BLDG 28 Type V-B
BLDG 27 Type V-B
BLDG 26 Type V-B
BLDG 11 Type V-B
BLDG 10 Type V-B
BLDG 1 Type V-B
BLDG 31 Type V-B
BLDG 32 Type V-B
BLDG 33 Type V-B
BLDG 34 Type V-B
BLDG 35 Type V-B
BLDG 25 Type V-B
BLDG 24 Type V-B
BLDG 2 Type V-B
EX CHAIN LINK FENCE
100' SETBACK
PR RETAINING WALL
BLDG 39 Type V-B
BLDG 38 Type V-B
BLDG 37 Type V-B
BLDG 36 Type V-B
PROPERTY LINE
LOT 2
13.22 AC
BLDG 23 Type V-B
BLDG 12 Type V-B
BLDG 9 Type V-B
BLDG 3 Type V-B
BLDG 44 Type V-B
BLDG 13 Type V-B
BLDG 4 Type V-B
Obscured Area
PR LOT LINE
BLDG 22 Type V-B
LOT 1
10.88 AC
PR PRIMARY ACCESS EVA GATE
BLDG 40 Type V-B
BLDG 41 Type V-B
BLDG 42 Type V-B
BLDG 43 Type V-B
TEMP THROUGH ROAD TO BE CONSTRUCTED WITH PHASE 1 FOR FIRE DEPT. CIRCULATION
POOL AREA
MAIN REC. AREA
EX LOT LINE
SECONDARY REC. AREA
LOT 3
TRACT 38947
BLDG 48 Type V-B
BLDG 47 Type V-B
BLDG 46 Type V-B
BLDG 21 Type V-B
M.B. 500/95-112
BLDG 14 Type V-B
LOT 4
BLDG 8 Type V-B
BLDG 5 Type V-B
BLDG 49 Type V-B
PR SCREEN WALL
BLDG 20 Type V-B
BLDG 15 Type V-B
BLDG 6 Type V-B
PHASE I TEMPORARY FIRE ACCESS ROAD
BLDG 45 Type V-B
BLDG 50 Type V-B
BLDG 51 Type V-B
BLDG 52 Type V-B
BLDG 53 Type V-B
BLDG 19 Type V-B
BLDG 7 Type V-B
BLDG 54 Type V-B
BLDG 18 Type V-B
BLDG 17 Type V-B
BLDG 16 Type V-B
DOG PARK
MWS
EV ACCESS
BLDG 58 Type V-B
BLDG 57 Type V-B
BLDG 56 Type V-B
BLDG 55 Type V-B
100' SETBACK
DOG PARK
PROPERTY LINE
LOT 1
GPLU: CR
ZONING: C-P-S
PHASE II | PHASE I
TRACT 38947
M.B. 500/95-112
GPLU: CR
ZONING: C-P-S
LOT 2
PR SECONDARY EV ACCESS. EV ACCESS GATE TO BE MANUAL OPENING WITH KNOX PADLOCK AT EACH GATE
PR CONNECTION TO 78" SD
EX RAISED MEDIAN
PR BIKE TRAIL
PR CURB & GTR
PR DG TRAIL
PR DCDA FOR FIRE PROTECTION WATER
EX MEANDERING S/W
EX CURB & GTR
PR WTR CONNECTION & MASTER METER
EX RECYCLED WTR SRVC & METER
EX UNDERGROUND ELEC
EX 8" PVC REC. WTR
EX 78" RCP SD
EX 16" WSP CML&C WTR
EX 12" PVC SWR
PR DCDA FOR FIRE PROTECTION WATER
PR WTR CONNECTION & MASTER METER
24+37.58 PR 24' EVA DRIVEWAY
PATS RANCH ROAD
KESTRAL CT
GADWALL DR
M.B. 441/56-63
TRACT 33228-1

## LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- STREET CENTERLINE
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONC. SCREEN WALL
- PROPOSED SEWER (WITH FLOW ARROWS)
- PROPOSED WATER
- PROPOSED STORM DRAIN (WITH FLOW ARROWS)
- PROPOSED NO PARKING ZONE

24' DRIVE AISLE TYP.

FIRE DEPT. ACCESS PATH PER RIVERSIDE COUNTY FIRE DEPARTMENT ACCESS REQUIREMENTS FOR COMMERCIAL & RESIDENTIAL DEVELOPEMENT GUIDELINE OFM-01A

HAMMERHEAD TURNAROUND PER RIVERSIDE COUNTY FIRE DEPARTMENT ACCESS REQUIREMENTS FOR COMMERCIAL & RESIDENTIAL DEVELOPEMENT GUIDELINE OFM-01A (ATTACHMENT 7)

TEMPORARY PHASE I 3" AC OVER NATIVE FIRE APPARATUS ACCESS RD

150' HOSE PULL AROUND BUILDING
BLDG 21
150' HOSE PULL AROUND BUILDING
150'

**TYPICAL HOSE PULL DETAIL FOR BUILDINGS 18-25**
SCALE: 1"=20'

SCALE: 1" = 40'

GRAPHIC SCALE
40' 0 40' 80' 120'

| REVISIONS | | | | |
|---|---|---|---|---|
| SHT. | DESCRIPTION | DATE | BY | APRD |


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PLANNING ENGINEERING SURVEYING
41689 Enterprise Circle North, Suite 126
Temecula, Ca. 92590
951-695-8900
951-695-8901 Fax


SEAL

CITY OF JURUPA VALLEY

**TTM 39210, VERNOLA RANCH PA17**

**FIRE ACCESS PLAN**

SHEET NO. 4

4 OF 4

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# ATTACHMENT NO. 4
# Site Plan



## OUR TEAM


**Lennar Homes**
Contact: Jeremiah Acayturri, Project Manager
4140 Temescal Canyon Rd., Suite 410
Corona, CA 92883
951.403.3715 | Jeremiah.Acayturri@lennar.com

**WHA.** Architects . Planners . Designers .
Contact: Mike Cantrell, AIA
200 Commerce, Suite 200
Irvine, CA 92602
949.250.0607 | www.WHAinc.com

**Sitescapes, Inc.**
Contact: Scott Shoup
3190 B-2 Airport Loop Drive
Costa Mesa, CA 92626
949.644.9370 | sshoup@sitescapes.net

**SB&O Inc.**
Contact: Don Brooks, President, Inland Empire Division
41689 Enterprise Circle North, Suite 126
Temecula, CA 92590
951.695.8900 | donbrooks@sboinc.com


## SHEET INDEX:


| | |
|---|---|
| SP1 | ARCHITECTURAL SITE PLAN |
| SP2 | PRODUCT BREAKDOWN AND PARKING COUNTS |
| SP3 | PARKING ALLOCATION PLAN |
| SP4 | TRASH ENCLOSURE ALLOCATION |
| A1.1 | CLUBHOUSE \| Exterior Elevations |
| A1.2 | POOL BUILDING \| Exterior Elevations |
| A1.3 | CLUBHOUSE + POOL BUILDING \| Exterior Elevations |
| A1.4 | CLUBHOUSE + POOL BUILDING \| Floor Plans |
| A1.5 | FITNESS BUILDING \| Exterior Elevations |
| A1.6 | FITNESS BUILDING \| Floor Plans |
| A2.1 | BACK TO BACK TOWNHOMES 6-PLEX \| 'Monterey' Front Elevation |
| A2.2 | BACK TO BACK TOWNHOMES 6-PLEX \| 'Farmhouse' Front Elevation |
| A2.3 | BACK TO BACK TOWNHOMES 6-PLEX \| 'Monterey' Exterior Elevations |
| A2.4 | BACK TO BACK TOWNHOMES 6-PLEX \| 'Farmhouse' Exterior Elevations |
| A2.5 | BACK TO BACK TOWNHOMES 6-PLEX \| Floor Plans |
| A3.1 | BACK TO BACK TOWNHOMES 8-PLEX \| 'Monterey' Front Elevation |
| A3.2 | BACK TO BACK TOWNHOMES 8-PLEX \| 'Farmhouse' Front Elevation |
| A3.3 | BACK TO BACK TOWNHOMES 8-PLEX \| 'Monterey' Exterior Elevations |
| A3.4 | BACK TO BACK TOWNHOMES 8-PLEX \| 'Farmhouse' Exterior Elevations |
| A3.5 | BACK TO BACK TOWNHOMES 8-PLEX \| Floor Plans |
| A4.1 | BACK TO BACK TOWNHOMES 10-PLEX \| 'Monterey' Front Elevation |
| A4.2 | BACK TO BACK TOWNHOMES 10-PLEX \| 'Farmhouse' Front Elevation |
| A4.3 | BACK TO BACK TOWNHOMES 10-PLEX \| 'Monterey' Exterior Elevations |
| A4.4 | BACK TO BACK TOWNHOMES 10-PLEX \| 'Farmhouse' Exterior Elevations |
| A4.5 | BACK TO BACK TOWNHOMES 10-PLEX \| Floor Plans |
| A5.1 | INTERLOCKING TOWNHOMES 6-PLEX \| 'Monterey' Front Elevation |
| A5.2 | INTERLOCKING TOWNHOMES 6-PLEX \| 'Farmhouse' Front Elevation |
| A5.3 | INTERLOCKING TOWNHOMES 6-PLEX \| 'Monterey' Exterior Elevations |
| A5.4 | INTERLOCKING TOWNHOMES 6-PLEX \| 'Farmhouse' Exterior Elevations |
| A5.5 | INTERLOCKING TOWNHOMES 6-PLEX \| Floor Plans |
| A6.1 | INTERLOCKING TOWNHOMES 8-PLEX \| 'Monterey' Front Elevation |
| A6.2 | INTERLOCKING TOWNHOMES 8-PLEX \| 'Farmhouse' Front Elevation |
| A6.3 | INTERLOCKING TOWNHOMES 8-PLEX \| 'Monterey' Exterior Elevations |
| A6.4 | INTERLOCKING TOWNHOMES 8-PLEX \| 'Farmhouse' Exterior Elevations |
| A6.5 | INTERLOCKING TOWNHOMES 8-PLEX \| Floor Plans |
| A7.1 | STACK FLATS 11-PLEX \| 'Monterey' Front Elevation |
| A7.2 | STACK FLATS 11-PLEX \| 'Farmhouse' Front Elevation |
| A7.3 | STACK FLATS 11-PLEX \| 'Monterey' Exterior Elevations |
| A7.4 | STACK FLATS 11-PLEX \| 'Farmhouse' Exterior Elevations |
| A7.5 | STACK FLATS 11-PLEX \| Floor Plans |
| A8.1 | STACK FLATS 14-PLEX \| 'Monterey' Front Elevation |
| A8.2 | STACK FLATS 14-PLEX \| 'Farmhouse' Front Elevation |
| A8.3 | STACK FLATS 14-PLEX \| 'Monterey' Exterior Elevations |
| A8.4 | STACK FLATS 14-PLEX \| 'Farmhouse' Exterior Elevations |
| A8.5 | STACK FLATS 14-PLEX \| Floor Plans |
| A9.1 | STACK FLATS 16-PLEX \| 'Monterey' Front Elevation |
| A9.2 | STACK FLATS 16-PLEX \| 'Farmhouse' Front Elevation |
| A9.3 | STACK FLATS 16-PLEX \| 'Monterey' Exterior Elevations |
| A9.4 | STACK FLATS 16-PLEX \| 'Monterey' Exterior Elevations |
| A9.5 | STACK FLATS 16-PLEX \| 'Monterey' Exterior Elevations |
| A9.6 | STACK FLATS 16-PLEX \| 'Farmhouse' Exterior Elevations |
| A9.7 | STACK FLATS 16-PLEX \| 'Farmhouse' Exterior Elevations |
| A9.8 | STACK FLATS 16-PLEX \| 'Farmhouse' Exterior Elevations |
| A9.9 | STACK FLATS 16-PLEX \| Floor Plans |
| A9.10 | STACK FLATS 16-PLEX \| Floor Plans |
| TE.1 | TRASH ENCLOSURE SIZE 1 |
| TE.2 | TRASH ENCLOSURE SIZE 2 |
| TE.3 | TRASH ENCLOSURE SIZE 3 |


LENNAR®

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

Note: Artist's Conception; Colors, Materials and Application May Vary.

1
NTS

DESIGN REVIEW

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA | 2025034 | 01-06-26

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO




## Project Summary

BOCA

**OVERALL**

**Total Site Area:** + 24.1 Acres
**Total Units:** 604 Homes
- (64) Product A: 16-Plex Courtyard
- (94) Product B: Interlocking Town (6plex, 8plex)
- (96) Product C: Back to Back (6plex, 8plex, 10plex)
- (154) Product D: Flat 11-Plex
- (196) Product E: Flat 14-Plex

**Density:** 25.1 Du/Ac
**Parking:**
Required: 1,372 Spaces (2.27 Sp./Unit)
- (125) 1-Bed: 1.25 sp./unit x 100 units
- (625) 2-Bed: 2.25 sp./unit x 278 units
- (622) >= 3-Bed: 2.75 sp./unit x 226 units

Provided: 1,389 Spaces (2.30 Sp./Unit)
- (996) Garage
- (57) Carport
- (19) Driveway (1 sp. per full driveway)
- (317) Surface

**Common Open Space:**
Provided: +/- 150,930 SF (3.5 acres)

**PHASE I**

**Site Area:** + 10.8 Acres
**Total Units:** 230 Homes
- (64) Product A: 16-Plex Courtyard
- (94) Product B: Interlocking Town (6plex, 8plex)
- (72) Product C: Back to Back (6plex, 8plex, 10plex)

**Density:** 21.3 Du/Ac
**Parking:**
Required: 569 Spaces (2.47 Sp./Unit)
- (20) 1-Bed: 1.25 sp./unit x 16 units
- (180) 2-Bed: 2.25 sp./unit x 80 units
- (369) >= 3 Bed: 2.75 sp./unit x 134 units

Provided: 568 Spaces (2.47 Sp./unit)
- (444) Garage
- (7) Driveway
- (117) Surface

**PHASE II**

**Site Area:** + 13.3 Acres
**Total Units:** 374 Homes
- (24) Product C: Back to Back
- (154) Product D: Flat 11 Plex
- (196) Product E: Flat 14 Plex

**Density:** 28.1 Du/Ac
**Parking:**
Required: 803 Spaces (2.15 Sp./Unit)
- (105) 1-Bed: 1.25 sp./unit x 84 units
- (445) 2-Bed: 2.25 sp./unit x 198 units
- (253) >= 3-Bed: 2.75 sp./unit x 92 units

Provided: 821 Spaces (2.20 Sp. Unit)
- (552) Garage
- (57) Carport
- (12) Driveway
- (200) Surface

# ARCHITECTURAL SITE PLAN

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

LENNAR®

SP1

0 30 60 120

DESIGN REVIEW

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

WHA
Job #: Vernola Ranch PA 17 (#2024368)
Client: Lenna, Vernola PA-17 Trust

## Vernola PA 17 Product Breakdown and Parking Counts-SP 22 (08/01/25)

**14-Plex Stacked Flats** — 14 Bldgs

| Plan # | S.F. (+/-) | Beds | Bath | Private Open Space (+/-) | Private Open Space Location | Garage Spaces | # Unit per Building | Total Units | Total Required Parking | Provided Parking Garage | Needed in Surface |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 729 | 1 | 1 | 76 | Deck | 0 | 4 | 56 | 70 | 0 | 70 |
| 2 | 895 | 2 | 2 | 76 | Deck | 1 | 4 | 56 | 126 | 56 | 70 |
| 3 | 1,305 | 2 | 2 | 132 | Deck | 2 | 2 | 28 | 63 | 56 | 7 |
| 4 | 1,321 | 2 | 2 | 127 | Ground | 2 | 1 | 14 | 31.5 | 28 | 3.5 |
| 5 | 1,371 | 2 | 2 | 136 | Ground | 1 | 1 | 14 | 31.5 | 14 | 17.5 |
| 6 | 1,452 | 3 | 2 | 83 | Deck | 2 | 2 | 28 | 77 | 56 | 21 |
| **Subtotal** | | | | | | | **14** | **196** | **399** | **210** | **189** |

**11-Plex Stacked Flats** — 14 Bldgs

| Plan # | S.F. | Beds | Bath | Private Open Space (+/-) | Private Open Space Location | Garage Spaces | # Unit per Building | Total Units | Total Required Parking | Provided Parking Garage | Needed in Surface |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 795 | 1 | 1 | 75 | Deck | 1.5 | 2 | 28 | 35 | 42 | -7 |
| 2 | 1,053 | 2 | 2 | 76 | Deck | 2 | 2 | 28 | 63 | 56 | 7 |
| 3 | 1,216 | 2 | 2 | 107 | Deck | 2 | 2 | 28 | 63 | 56 | 7 |
| 4 | 1,454 | 2 | 2 | 137 | Ground | 2 | 1 | 14 | 31.5 | 28 | 3.5 |
| 5 | 1,553 | 3 | 2 | 103 | Deck | 2 | 4 | 56 | 154 | 112 | 42 |
| **Subtotal** | | | | | | | **11** | **154** | **346.5** | **294** | **52.5** |

**Single Row Back to Back Townhome 6-Plex** — 5 Bldgs

| Plan # | S.F. | Beds | Bath | Private Open Space (+/-) | Private Open Space Location | Garage Spaces | # Unit per Building | Total Units | Total Required Parking | Provided Parking Garage | Needed in Surface |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1,260 | 2 | 2.5 | 75 | Deck | 2 | 4 | 20 | 45 | 40 | 5 |
| 2 | 1,668 | 3 | 2.5 | 77 | Deck | 2 | 2 | 10 | 27.5 | 20 | 7.5 |
| **Subtotal** | | | | | | | **6** | **30** | **72.5** | **60** | **12.5** |

**Back to Back Townhome (8-Plex and 10-Plex)** — 5x10plex + 2x8plex

| Plan # | S.F. | Beds | Bath | Private Open Space (+/-) | Private Open Space Location | Garage Spaces | # Unit per Building | Total Units | Total Required Parking | Provided Parking Garage | Needed in Surface |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1,260 | 2 | 2.5 | 75 | Deck | 2 | 6 or 8 | 52 | 117 | 104 | 13 |
| 2 | 1,668 | 3 | 2.5 | 77 | Deck | 2 | 2 | 14 | 38.5 | 28 | 10.5 |
| **Subtotal** | | | | | | | **8 or 10** | **66** | **155.5** | **132** | **23.5** |

**Interlocking (6-Plex and 8-Plex)** — 9x6plex + 5x8plex

| Plan # | S.F. | Beds | Bath | Private Open Space (+/-) | Private Open Space Location | Garage Spaces | # Unit per Building | Total Units | Total Required Parking | Provided Parking Garage | Needed in Surface |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1,474 | 3 | 3 | 77 | Deck | 2 | 3 or 4 | 47 | 129.25 | 94 | 35.25 |
| 2 | 1,714 | 3 | 3.5 | 76 | Deck | 2 | 3 or 4 | 47 | 129.25 | 94 | 35.25 |
| **Subtotal** | | | | | | | **6 or 8** | **94** | **258.5** | **188** | **70.5** |

**16-Plex Courtyard** — 4 Bldgs

| Plan # | S.F. | Beds | Bath | Private Open Space (+/-) | Private Open Space Location | Garage Spaces | # Unit per Building | Total Units | Required Parking | Provided Parking Garage | Needed in Surface |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 870 | 1 | 1 | 75 | Deck | 1 | 4 | 16 | 20 | 16 | 4 |
| 2 | 1,316 | 2 | 2.5 | 79 | Deck | 2 | 2 | 8 | 18 | 16 | 2 |
| 3 | 1,400 | 2 | 2.5 | 90 | Deck | 2 | 2 | 8 | 18 | 16 | 2 |
| 4 | 1,626 | 2 | 2.5 | 76 | Deck | 2 | 2 | 8 | 18 | 16 | 2 |
| 5 | 1,687 | 3 | 2.5 | 75 | Deck | 2 | 2 | 8 | 22 | 16 | 6 |
| 6 | 1,768 | 3 | 2.5 | 76 | Deck | 2 | 2 | 8 | 22 | 16 | 6 |
| 7 | 1,895 | 4 | 3 | 75 | Deck | 2 | 2 | 8 | 22 | 16 | 6 |
| **Subtotal** | | | | | | | **16** | **64** | **140** | **112** | **28** |
| **TOTAL** | | | | | | | | **604** | **1372** | **996** | **376** |


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## Overall Parking Summary

| | Required (Per JVMC Sec. 9.240.120. ) | Provided |
|---|---|---|
| Vehicles | 1,372 Spaces (at least 604 covered parking spaces) | 1,388 Total<br>- 996 Garage<br>- 57 Carport<br>- 19 Driveway<br>- 316 Surface |
| Bicycles | 55 | 56 (see Landscape Plan) |

## EV Requirement Per California Green Building Code (2022)

| | Required | Provided |
|---|---|---|
| EV Charging | 88 | 88 |
| EV Receptacle | 57 | 57 |

## Accessible Parking (ADA) Requirement Per JVMC Sec 9.240.120

| | Required | Provided |
|---|---|---|
| Accessible Parking | 8 (374 x2%) | 2 in carport and 16 uncovered * |
| Accessible Van Parking | 1 (1 in every 8 ADA parking ) | 1 in carport and 6 uncovered |

*Note: *Additional accessible parking space are provided per CBC requirement.*

## Surface Parking Breakdown (Including Carport)

| | Required | Provided |
|---|---|---|
| Carport | 56 | 57 (2 ADA) |
| Standard Parking | 320 | 309 (16 ADA ) |
| USPS Assigned | | 7 |
| Driveway (1sp. per driveway) | | 19 |
| TOTAL | 376 Spaces | 392 Spaces |

# PARKING ALLOCATION PLAN

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

LENNAR

SP3

0 30 60 120

DESIGN REVIEW

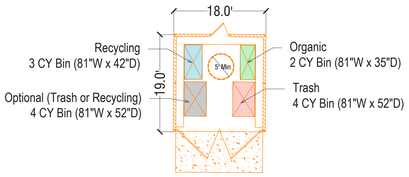
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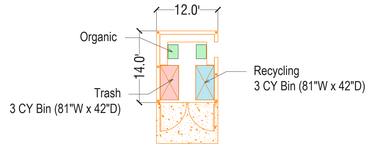
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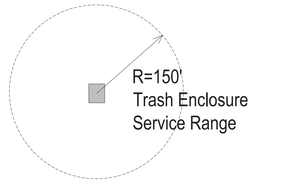



Typical 4-Bin Enclosure Plan and Mix




Typical 2-Bin Enclosure Plan and Mix




*Refer to Truck Turning Exhibit in the submittal set for Truck Circulation Route.*

## Trash Summary

**Required (Per BURRTEC Design Guideline, April 2019)**

| | |
|---|---|
| Trash: | 90.6 CY<br>(3 CY every 20 units X 604 units = 90.6 CY) |
| Recycling: | 90.6 CY<br>(3 CY every 20 units X 604 units = 90.6 CY) |
| | Trash and Recycling (Subtotal): 181.2 CY |
| Organic: | At least one (1) 3-cubic yard bin for the entire project |

**Provided**

| | |
|---|---|
| Trash: | 76 CY (4 CY Bins x 10 + 3 CY Bins x 12) |
| Recycling: | 66 CY (3 CY Bins x 10 + 3 CY Bins x 12) |
| Optional: | 40 CY (4 CY Bins x 10) |
| | Trash and Recycling (Subtotal): 182 CY |
| Organic: | Total 20 CY (2 CY Bins x 10) |

# TRASH ENCLOSURE ALLOCATION

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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SP4

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North




West



South



East

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| | Metal Roof |
| Fascia: | 2X Wood Fascia |
| Barge: | Wood Barge Board |
| Accent: | Manufactured Stone Veneer |
| Exterior: | Stucco / Board & Batt Siding |
| Window & Door Trim: | Wood Trim |

## CLUBHOUSE | Exterior Elevations

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

LENNAR®

Note: Artist's Conception; Colors, Materials and Application May Vary.

A1.1

0 4 8 12

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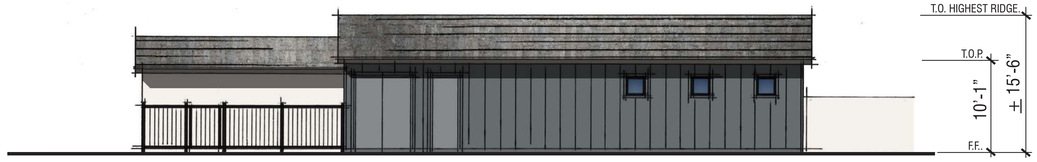
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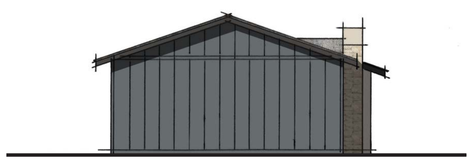
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



West




South



East



North

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia |
| Barge: | Wood Barge Board |
| Accent: | Manufactured Stone Veneer |
| Exterior: | Stucco / Board & Batt Siding |
| Window & Door Trim: | Wood Trim |

## POOL BUILDING | Exterior Elevations

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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Note: Artist's Conception; Colors, Materials and Application May Vary.

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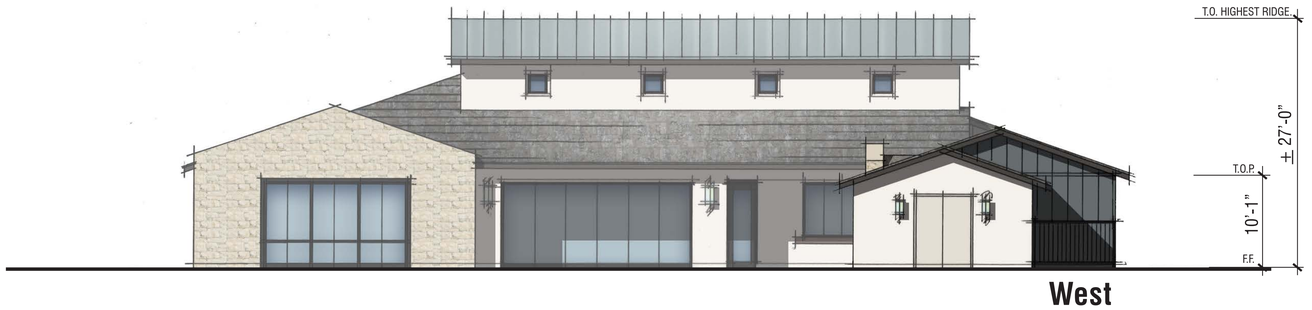
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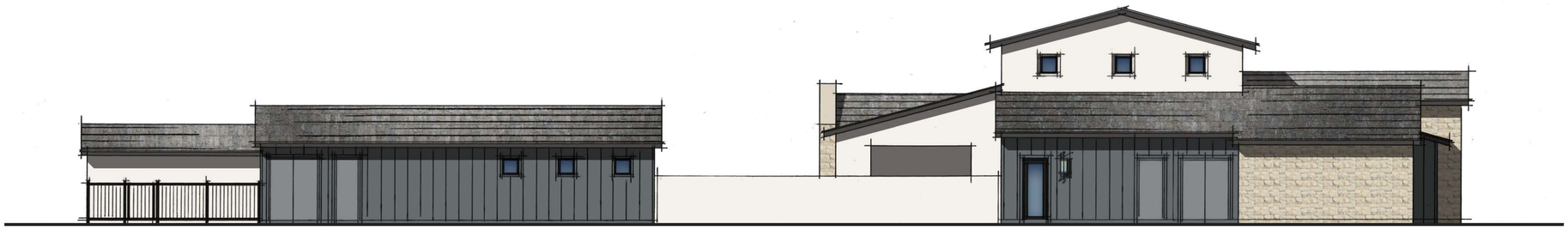
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO




West



North



South

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| | Metal Roof |
| Fascia: | 2X Wood Fascia |
| Barge: | Wood Barge Board |
| Accent: | Manufactured Stone Veneer |
| Exterior: | Stucco / Board & Batt Siding |
| Window & Door Trim: | Wood Trim |

## CLUBHOUSE + POOL BUILDING | Exterior Elevations

# VERNOLA RANCH PA17

JURUPA VALLEY, CA

LENNAR®

Note: Artist's Conception; Colors, Materials and Application May Vary.

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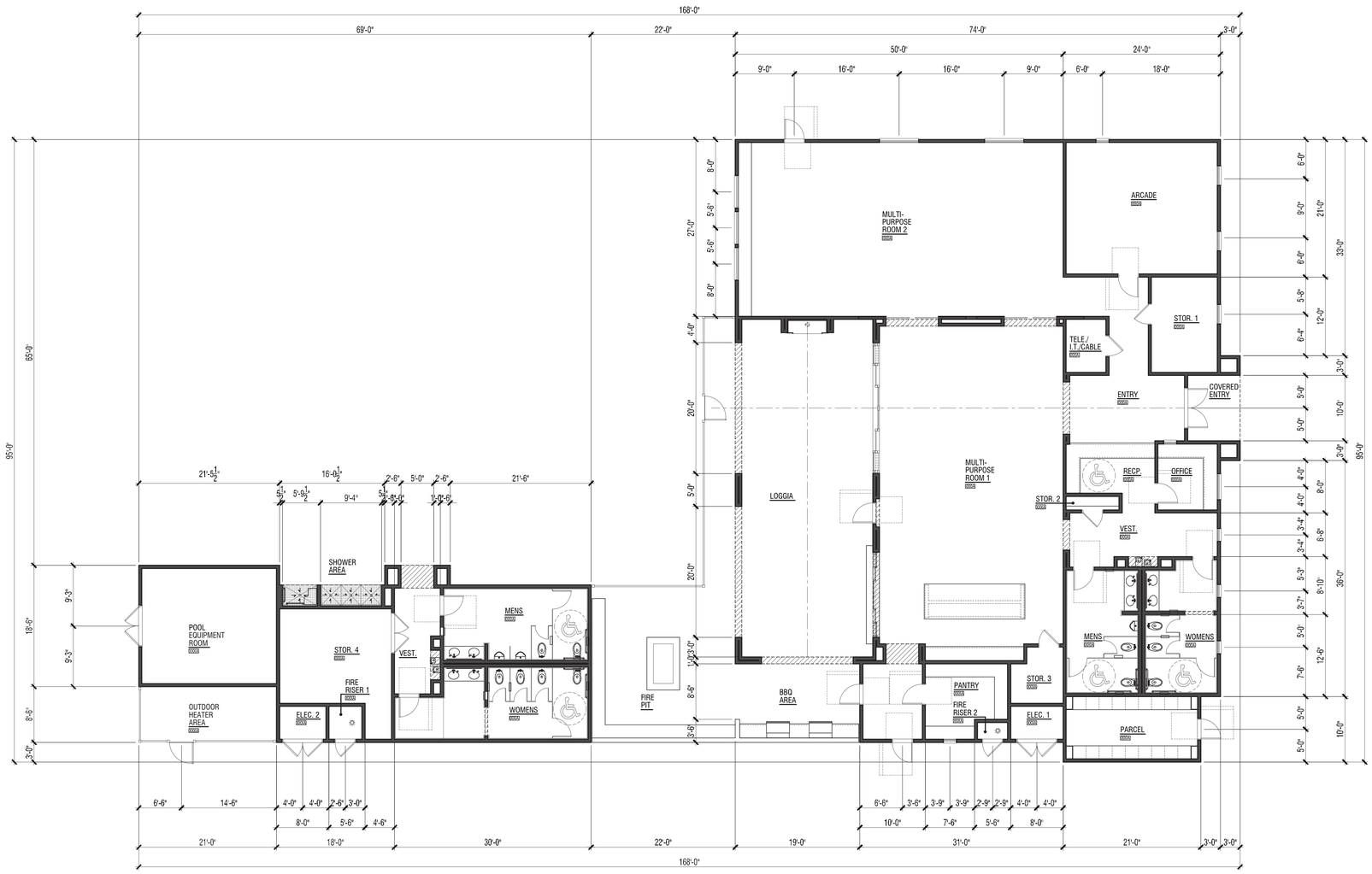
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| CLUBHOUSE FLOOR AREA TABLE | |
|---|---|
| CLUBHOUSE | 5470 SQ. FT. |
| COVERED ENTRY | 98 SQ. FT. |
| LOGGIA | 1102 SQ. FT. |
| POOL BUILDING | 1370 SQ. FT. |
| POOL VESTIBULE | 151 SQ. FT. |
| TOTAL | 8191 SQ. FT. |
| OUTDOOR HEATER AREA | 178 SQ. FT. |
| OUTDOOR SHOWER AREA | 51 SQ. FT. |
| OUTDOOR BBQ AREA | 228 SQ. FT. |
| OUTDOOR FIRE PIT AREA | 528 SQ. FT. |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**8,191 SF**

## CLUBHOUSE + POOL BUILDING | Floor Plans

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

LENNAR®

Note: Artist's Conception; Colors, Materials and Application May Vary.

A1.4

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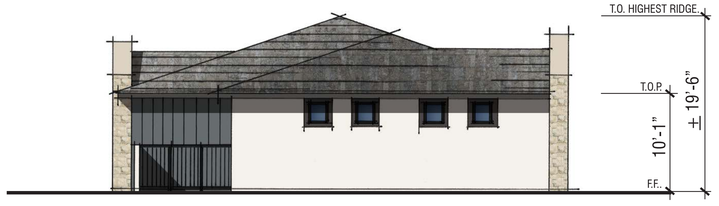
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WHA.

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West




South



East



North

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia |
| Accent: | Manufactured Stone Veneer |
| Exterior: | Stucco / Board & Batt Siding |
| Window & Door Trim: | Foam and Wood Trim |

## FITNESS BUILDING | Exterior Elevations

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

LENNAR®

Note: Artist's Conception; Colors, Materials and Application May Vary.

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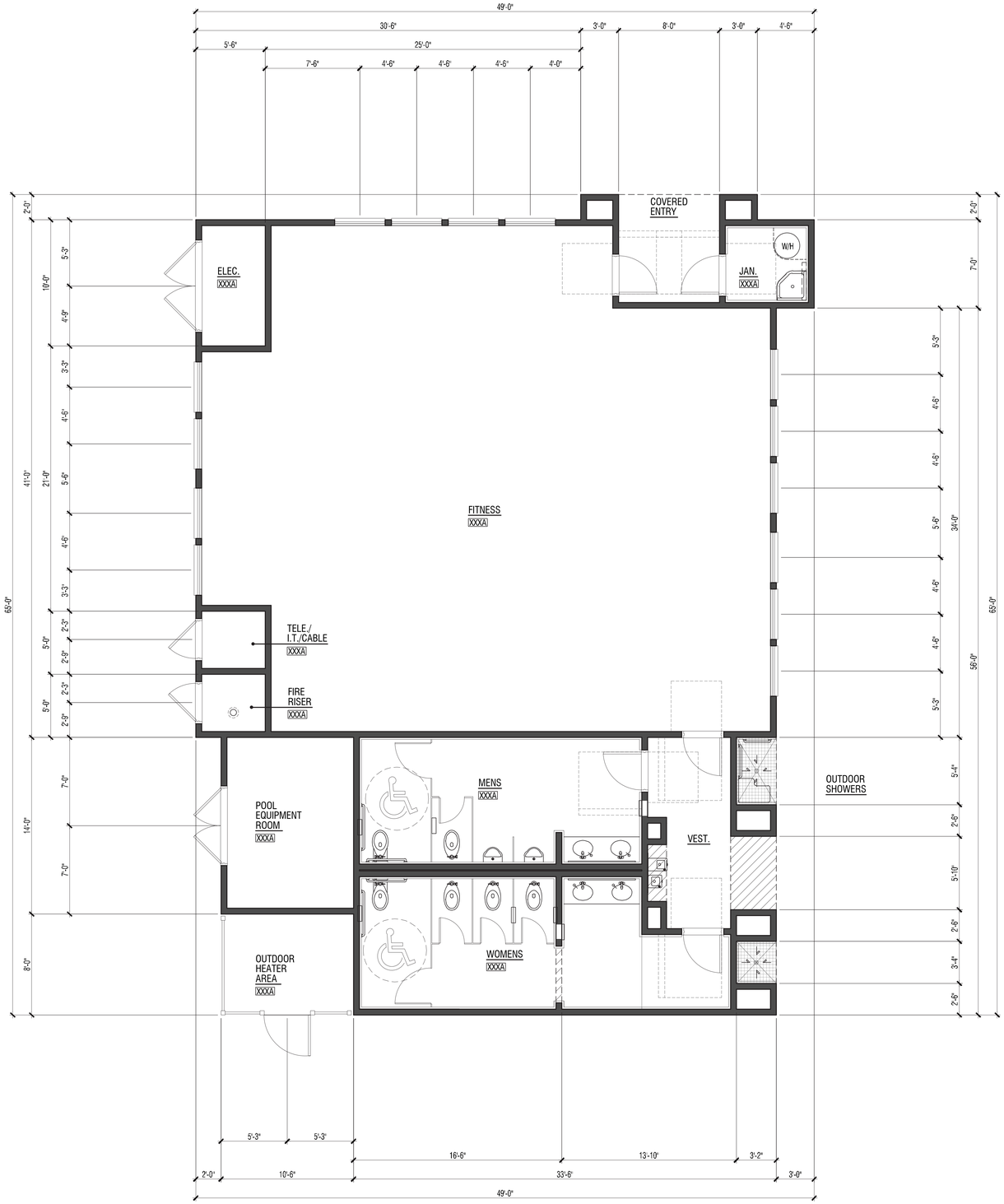
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| CLUBHOUSE FLOOR AREA TABLE | |
|---|---|
| CLUBHOUSE | 2415 SQ. FT. |
| COVERED ENTRY | 80 SQ. FT. |
| VESTIBULE | 121 SQ. FT. |
| POOL EQUIPMENT | 147 SQ. FT. |
| TOTAL | 2764 SQ. FT. |
| OUTDOOR HEATER AREA | 84 SQ. FT. |
| OUTDOOR SHOWER AREA | 56 SQ. FT. |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**2,764 SF**

# FITNESS BUILDING | Floor Plan

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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Note: Artist's Conception; Colors, Materials and Application May Vary.

A1.6

0 2 4 8

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**BACK TO BACK TOWNHOMES 6-PLEX | ‘Monterey’ Front Elevation**

# VERNOLA RANCH PA17

**JURUPA VALLEY, CA**

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A2.1

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## BACK TO BACK TOWNHOMES 6-PLEX | ‘Farmhouse’ Front Elevation

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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**Right** **Rear**



**Left** **Front**

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete 'S' Tile Roof |
| Fascia: | 2X Wood Fascia |
| Accent: | Horizontal Siding |
| Exterior: | Stucco |
| Window & Door Trim: | Foam and Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## BACK TO BACK TOWNHOMES 6-PLEX | 'Monterey' Exterior Elevations

# VERNOLA RANCH PA17

**JURUPA VALLEY, CA**

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A2.3

0 4 8 12

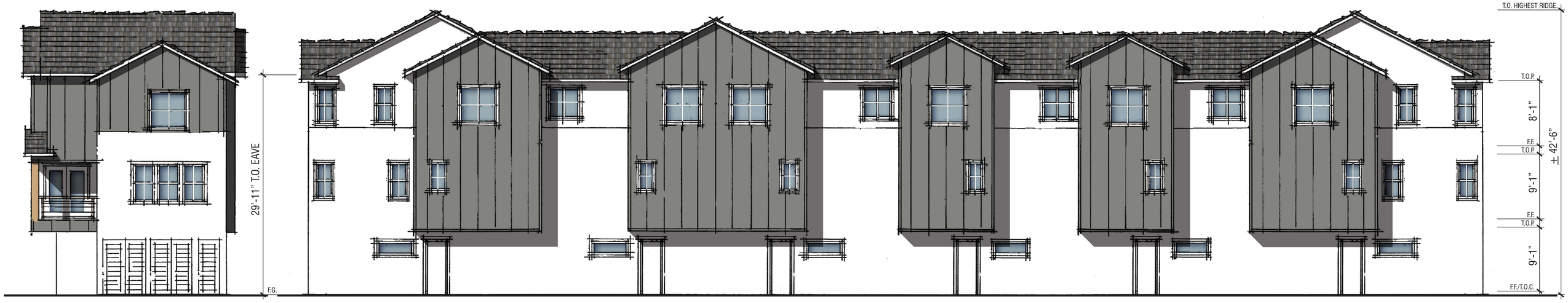
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WHA.

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**Right** **Rear**



**Left** **Front**

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia |
| Barge: | Wood Barge Board |
| Accent: | Horizontal Siding |
| Exterior: | Stucco / Board & Batt Siding |
| Window & Door Trim: | Foam and Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## BACK TO BACK TOWNHOMES 6-PLEX | 'Farmhouse' Exterior Elevations

LENNAR

# VERNOLA RANCH PA17

JURUPA VALLEY, CA

A2.4

0 4 8 12

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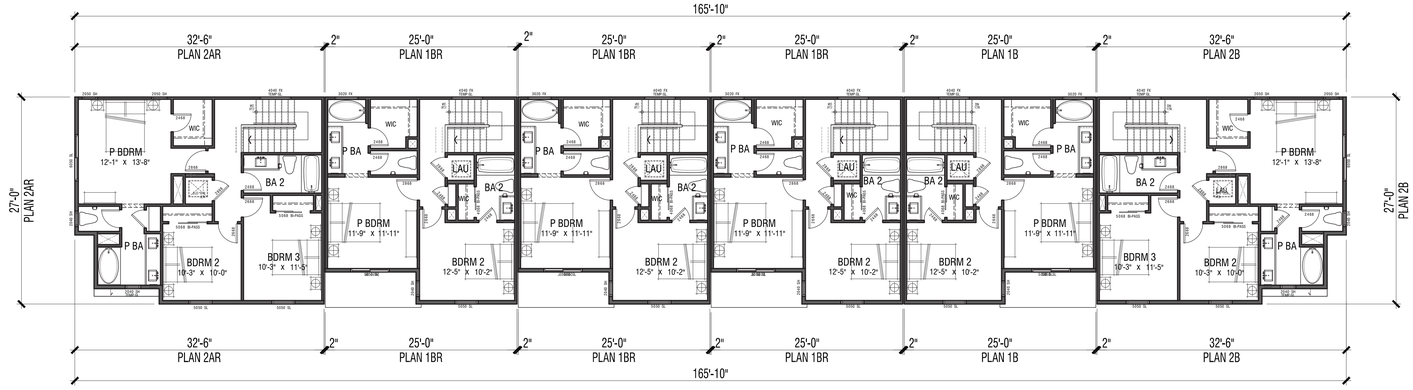
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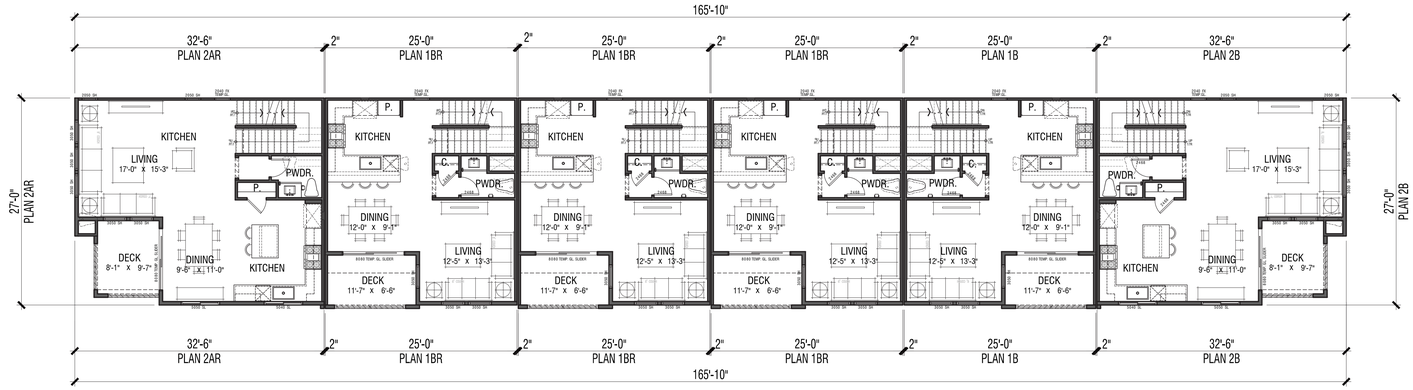
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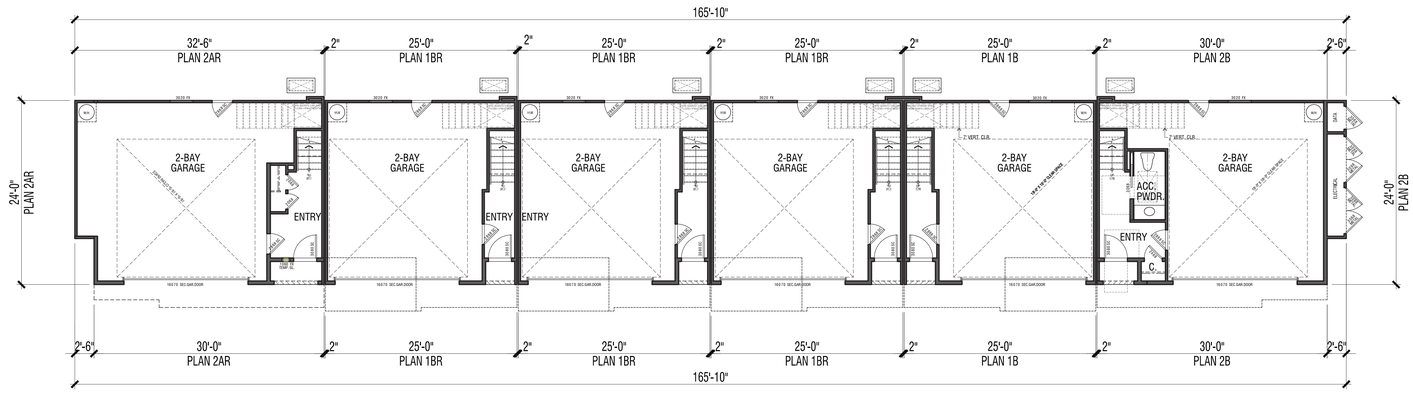
**PLAN 1**
1,260 SF
2 Bedrooms | 2.5 Bath
2 Car Garage




Third Level




Second Level




# BACK TO BACK TOWNHOMES 6-PLEX | Floor Plans

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

LENNAR®

Note: Artist's Conception; Colors, Materials and Application May Vary.

A2.5

0 2 4 8

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## BACK TO BACK TOWNHOMES 8-PLEX | ‘Monterey’ Front Elevation

# VERNOLA RANCH PA17

JURUPA VALLEY, CA

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## BACK TO BACK TOWNHOMES 8-PLEX | ‘Farmhouse’ Front Elevation

# VERNOLA RANCH PA17

JURUPA VALLEY, CA

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A3.2

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Right




Rear



Left



Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete 'S' Tile Roof |
| Fascia: | 2X Wood Fascia |
| Accent: | Horizontal Siding |
| Exterior: | Stucco |
| Window & Door Trim: | Foam and Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## BACK TO BACK TOWNHOMES 8-PLEX | 'Monterey' Exterior Elevations

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

LENNAR

A3.3

0 4 8 12

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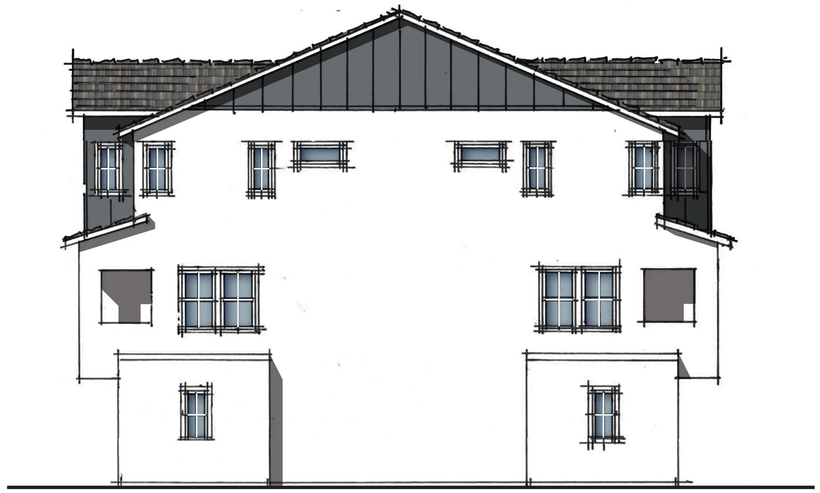
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Right




Rear



Left



Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia |
| Barge: | Wood Barge Board |
| Accent: | Horizontal Siding |
| Exterior: | Stucco / Board & Batt Siding |
| Window & Door Trim: | Foam and Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## BACK TO BACK TOWNHOMES 8-PLEX | 'Farmhouse' Exterior Elevations

LENNAR

# VERNOLA RANCH PA17

JURUPA VALLEY, CA

A3.4

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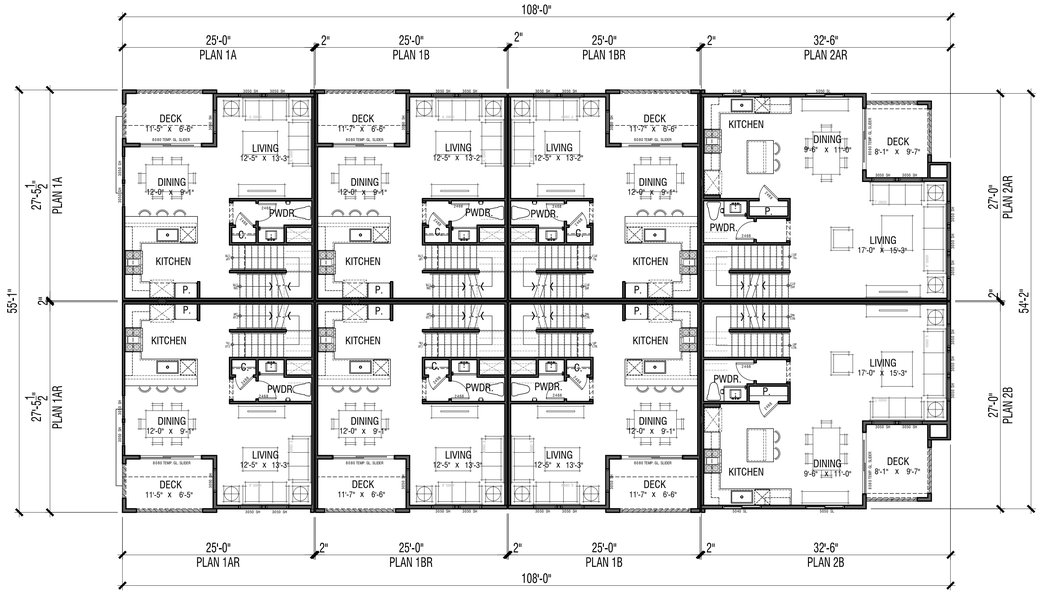
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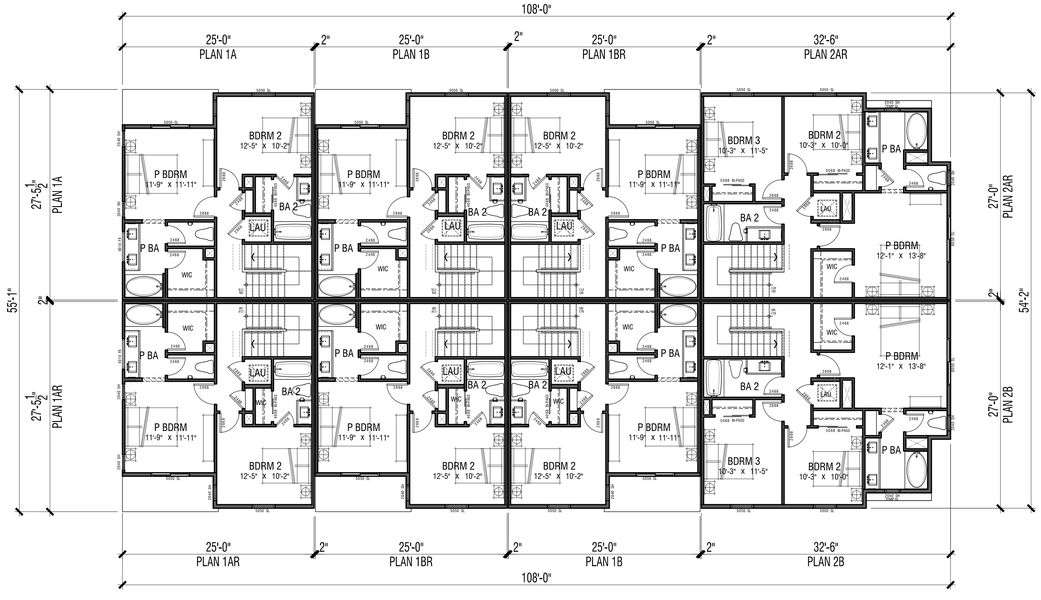
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

**PLAN 1**
1,260 SF
2 Bedrooms I 2.5 Bath
2 Car Garage

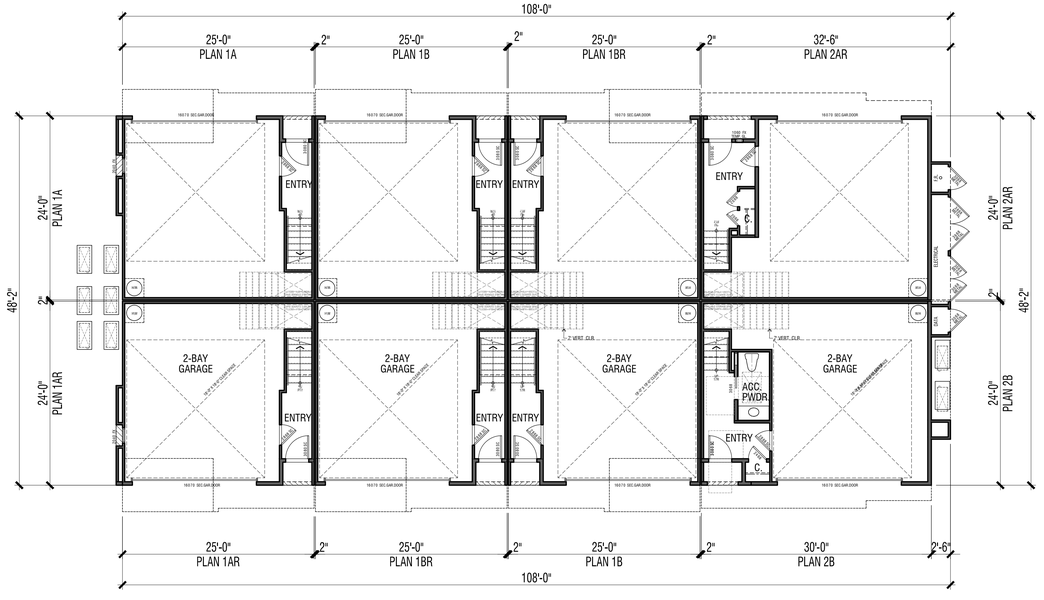
**PLAN 2**
1,668 SF
3 Bedrooms I 2.5 Bath
2 Car Garage




Second Level




Third Level




First Level

## BACK TO BACK TOWNHOMES 8-PLEX | Floor Plans

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

LENNAR®

Note: Artist's Conception; Colors, Materials and Application May Vary.

A3.5

0 2 4 8

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## BACK TO BACK TOWNHOMES 10-PLEX | ‘Monterey’ Front Elevation

# VERNOLA RANCH PA17

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**BACK TO BACK TOWNHOMES 10-PLEX | ‘Farmhouse’ Front Elevation**

# VERNOLA RANCH PA17

**JURUPA VALLEY, CA**

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Right




Rear



Left



Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete 'S' Tile Roof |
| Fascia: | 2X Wood Fascia |
| Accent: | Horizontal Siding |
| Exterior: | Stucco |
| Window & Door Trim: | Foam and Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## BACK TO BACK TOWNHOMES 10-PLEX | 'Monterey' Exterior Elevations

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# VERNOLA RANCH PA17

JURUPA VALLEY, CA

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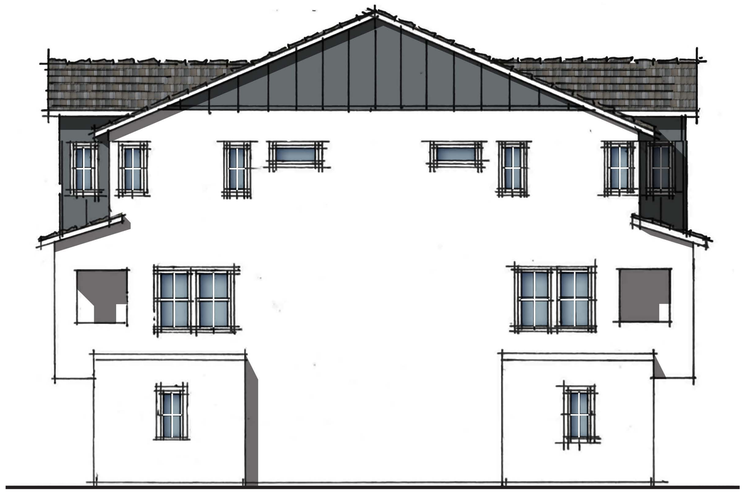
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right




Rear



Left



Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia |
| Barge: | Wood Barge Board |
| Accent: | Horizontal Siding |
| Exterior: | Stucco / Board & Batt Siding |
| Window & Door Trim: | Foam and Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## BACK TO BACK TOWNHOMES 10-PLEX | 'Farmhouse' Exterior Elevations

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# VERNOLA RANCH PA17

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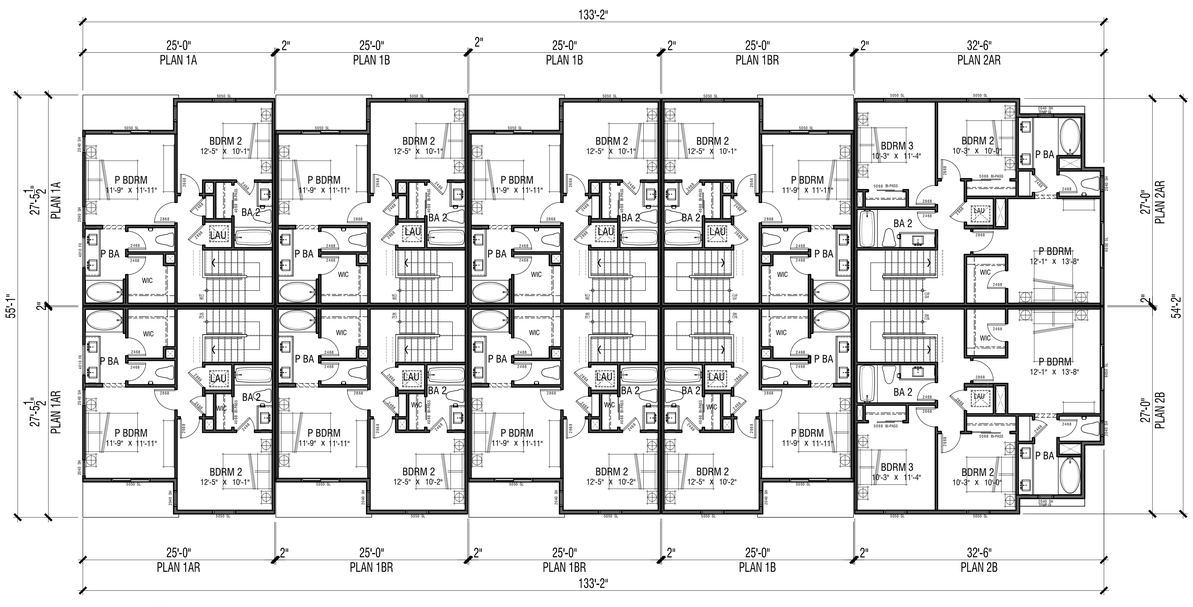
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**PLAN 1**
1,260 SF
2 Bedrooms I 2.5 Bath
2 Car Garage

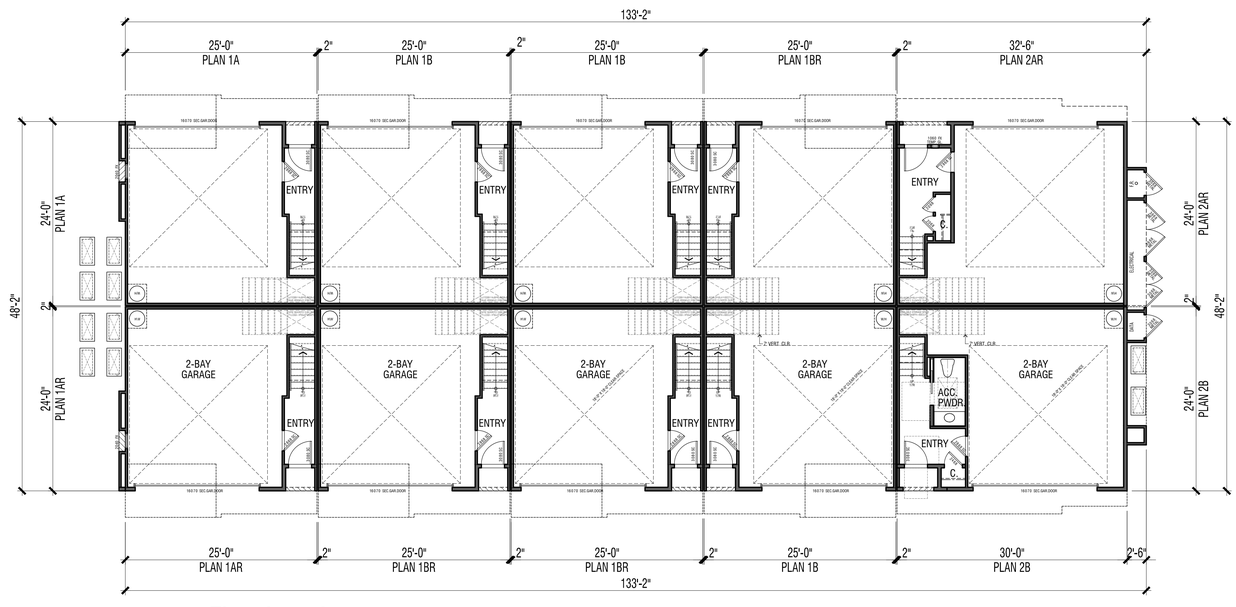
**PLAN 2**
1,668 SF
3 Bedrooms I 2.5 Bath
2 Car Garage




Second Level




Third Level




First Level

## BACK TO BACK TOWNHOMES 10-PLEX | Floor Plans

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

LENNAR

Note: Artist's Conception; Colors, Materials and Application May Vary.

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## INTERLOCKING TOWNHOMES 6-PLEX | ‘Monterey’ Front Elevation

# VERNOLA RANCH PA17

JURUPA VALLEY, CA

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INTERLOCKING TOWNHOMES 6-PLEX | ‘Farmhouse’ Front Elevation

# VERNOLA RANCH PA17

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Right




Rear



Left



Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete ‘S’ Tile Roof |
| Fascia: | 2X Wood Fascia |
| Accent: | Horizontal Siding |
| Exterior: | Stucco |
| Window & Door Trim: | Foam and Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## INTERLOCKING TOWNHOMES 6-PLEX | ‘Monterey’ Exterior Elevations

# VERNOLA RANCH PA17

JURUPA VALLEY, CA

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Right




Rear



Left



Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia |
| Barge: | Wood Barge Board |
| Accent: | Horizontal Siding |
| Exterior: | Stucco / Board & Batt Siding |
| Window & Door Trim: | Foam and Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## INTERLOCKING TOWNHOMES 6-PLEX | 'Farmhouse' Exterior Elevations

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# VERNOLA RANCH PA17

JURUPA VALLEY, CA

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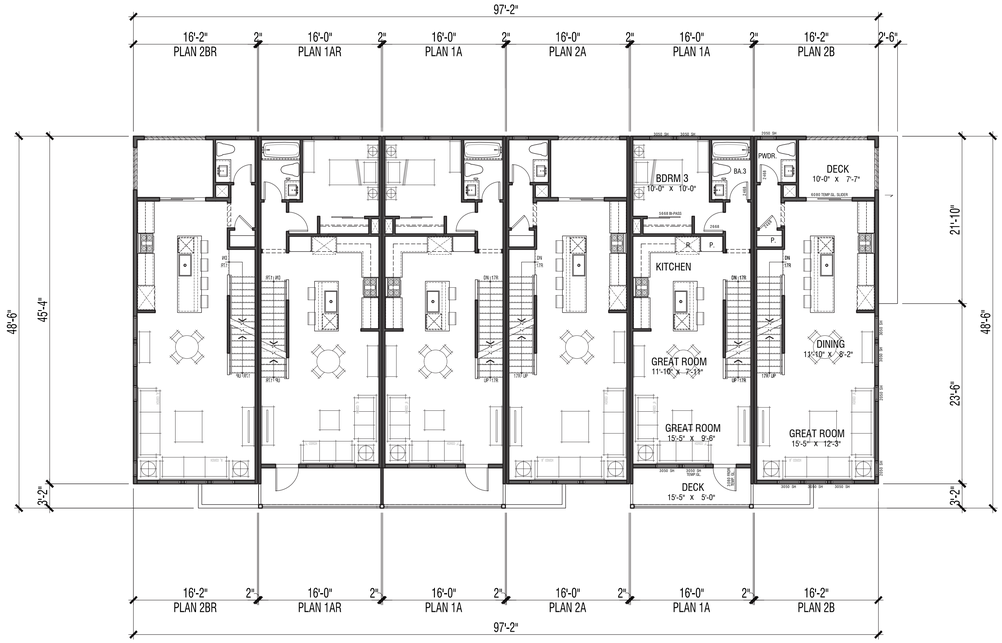
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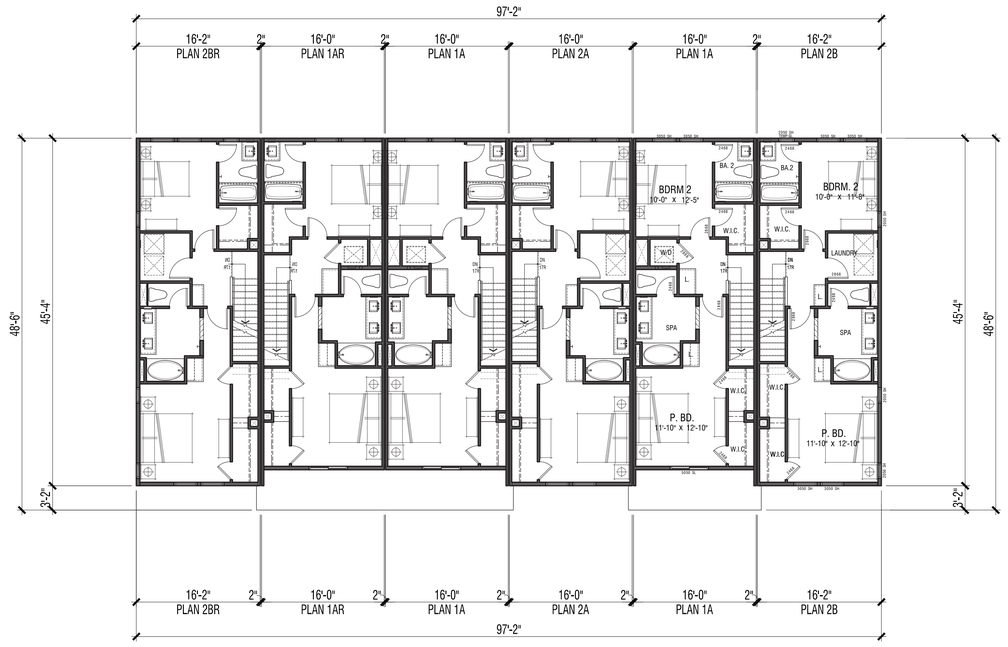
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

**PLAN 1**
1,474 SF
3 Bedroom I 3 Bath
2 Car Garage

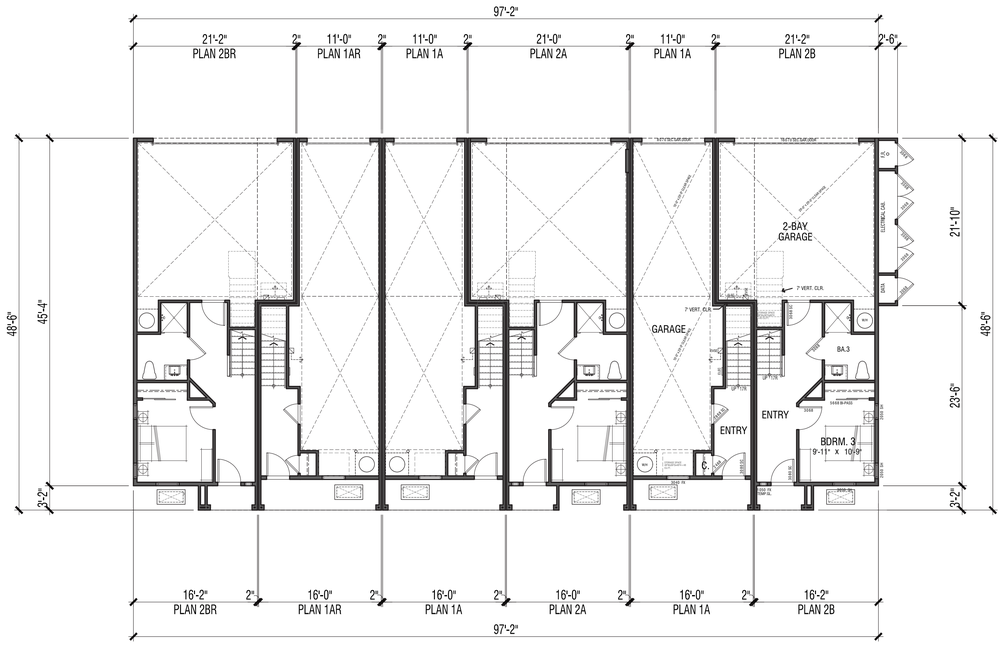
**PLAN 2**
1,714 SF
3 Bedroom I 3.5 Bath
2 Car Garage




Second Level




Third Level




First Level

## INTERLOCKING TOWNHOMES 6-PLEX | Floor Plans

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

LENNAR®

Note: Artist's Conception; Colors, Materials and Application May Vary.

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## INTERLOCKING TOWNHOMES 8-PLEX | ‘Monterey’ Front Elevation

# VERNOLA RANCH PA17

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## INTERLOCKING TOWNHOMES 8-PLEX | ‘Farmhouse’ Front Elevation

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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Right




Rear



Left



Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete 'S' Tile Roof |
| Fascia: | 2X Wood Fascia |
| Accent: | Horizontal Siding |
| Exterior: | Stucco |
| Window & Door Trim: | Foam and Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## INTERLOCKING TOWNHOMES 8-PLEX | 'Monterey' Exterior Elevations

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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Right




Rear



Left



Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia |
| Barge: | Wood Barge Board |
| Accent: | Horizontal Siding |
| Exterior: | Stucco / Board & Batt Siding |
| Window & Door Trim: | Foam and Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## INTERLOCKING TOWNHOMES 8-PLEX | 'Farmhouse' Exterior Elevations

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# VERNOLA RANCH PA17

JURUPA VALLEY, CA

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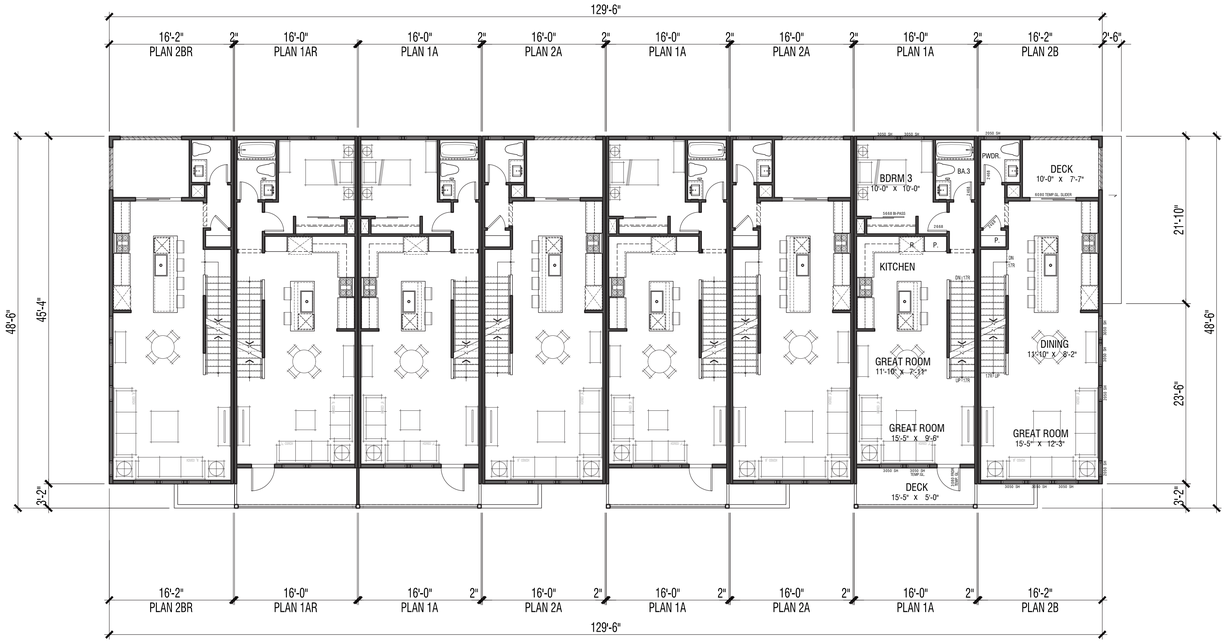
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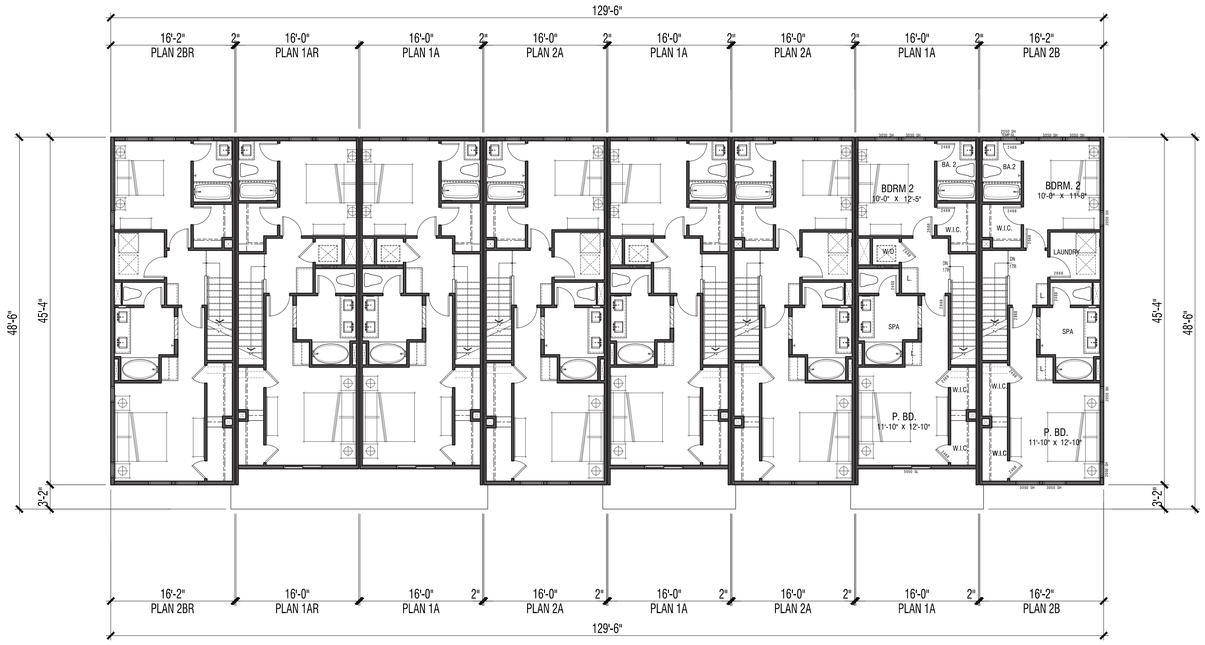
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

**PLAN 1**
1,474 SF
3 Bedroom I 3 Bath
2 Car Garage

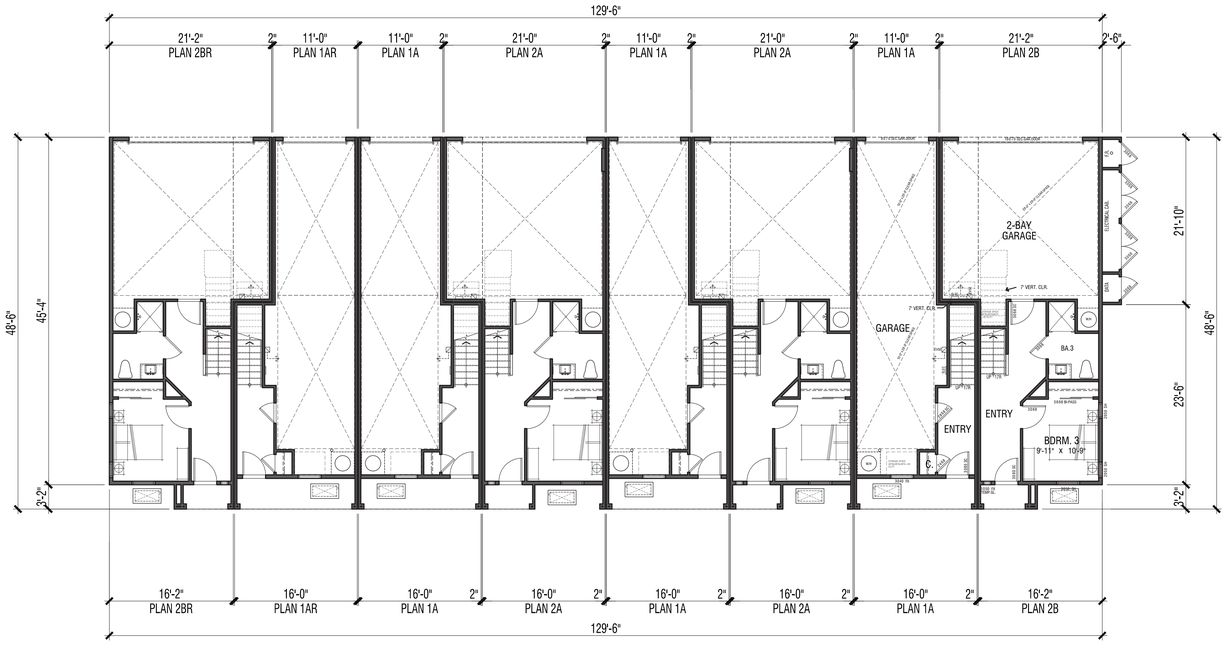
**PLAN 2**
1,714 SF
3 Bedroom I 3.5 Bath
2 Car Garage




Second Level




Third Level




First Level

## INTERLOCKING TOWNHOMES 8-PLEX | Floor Plans

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

LENNAR

Note: Artist's Conception; Colors, Materials and Application May Vary.

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## STACK FLATS 11-PLEX | ‘Monterey’ Front Elevation

# VERNOLA RANCH PA17

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## STACK FLATS 11-PLEX | ‘Farmhouse’ Front Elevation

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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Right




Rear



Left



Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete 'S' Tile Roof |
| Fascia: | 2X Wood Fascia |
| Accent: | Horizontal Siding |
| | Manufactured Stone Veneer |
| Exterior: | Stucco |
| Window & Door Trim: | Foam and Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## STACK FLATS 11-PLEX | 'Monterey' Exterior Elevations

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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Right




Rear



Left



Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia |
| Barge: | Wood Barge Board |
| Accent: | Horizontal Siding |
| | Manufactured Stone Veneer |
| Exterior: | Stucco / Board & Batt Siding |
| Window & Door Trim: | Foam and Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## STACK FLATS 11-PLEX | 'Farmhouse' Exterior Elevations

# VERNOLA RANCH PA17

JURUPA VALLEY, CA

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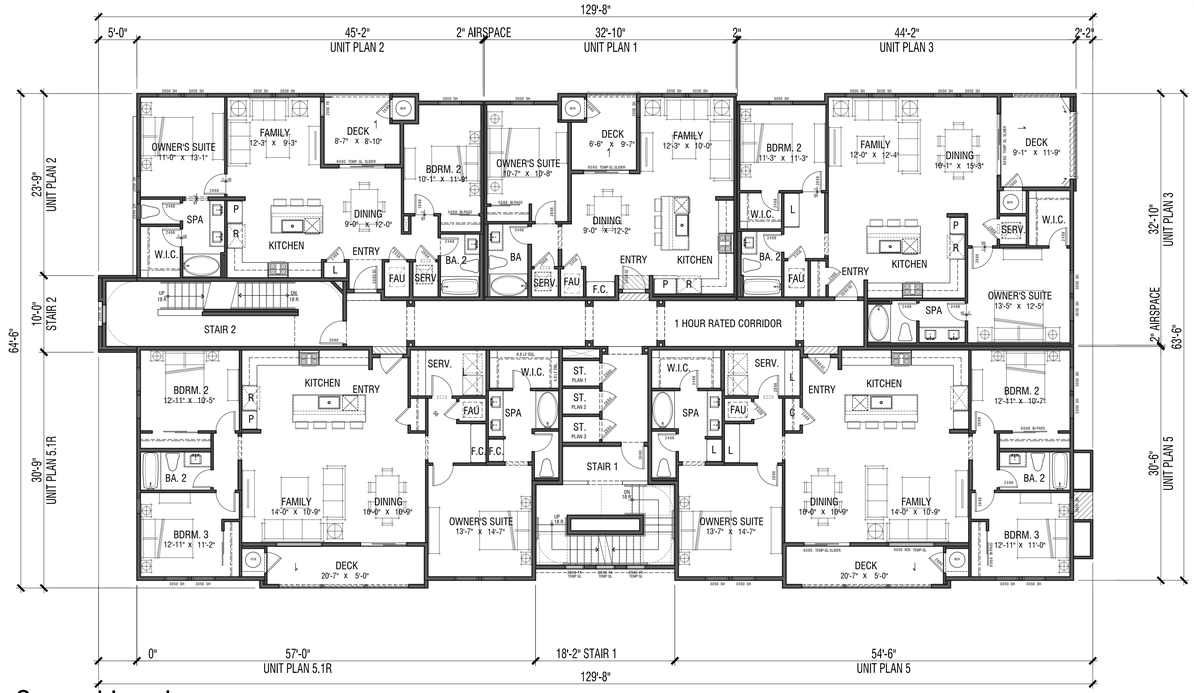
**PLAN 1**
795 SF
1 Bedroom I 1 Bath
1 or 2 Car Garage

**PLAN 2**
1,053 SF
2 Bedroom I 2 Bath
2 Car Garage

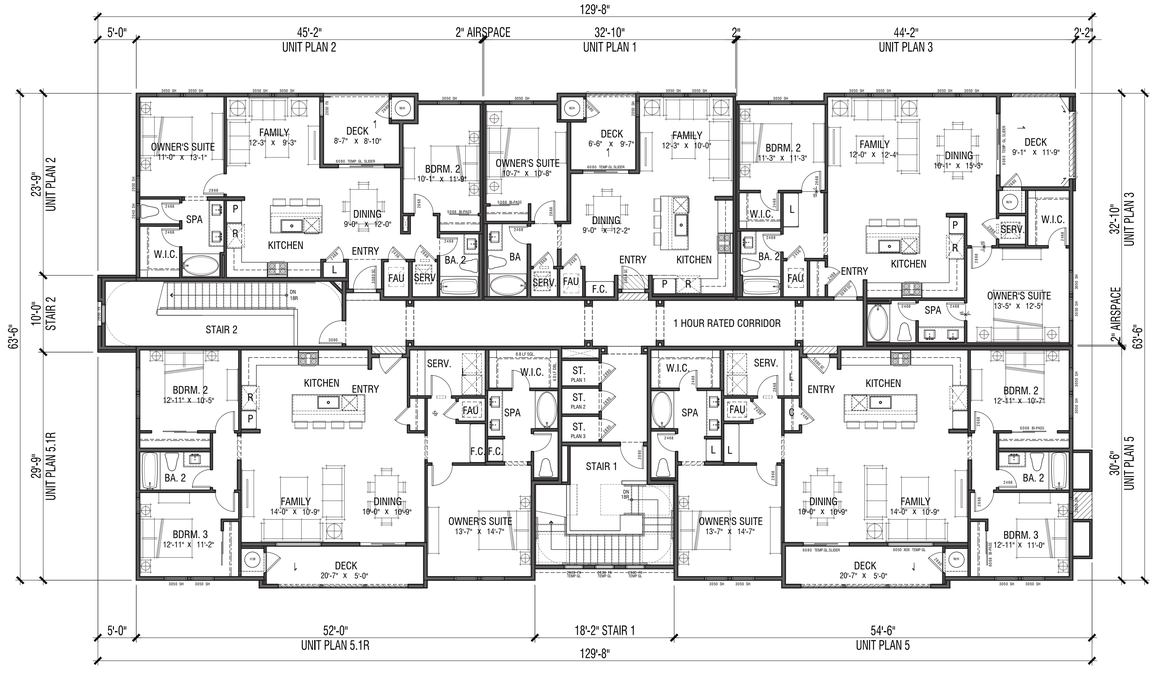
**PLAN 3**
1,216 SF
2 Bedroom I 2 Bath
2 Car Garage

**PLAN 4**
1,454 SF
2 Bedroom I 2 Bath
2 Car Garage

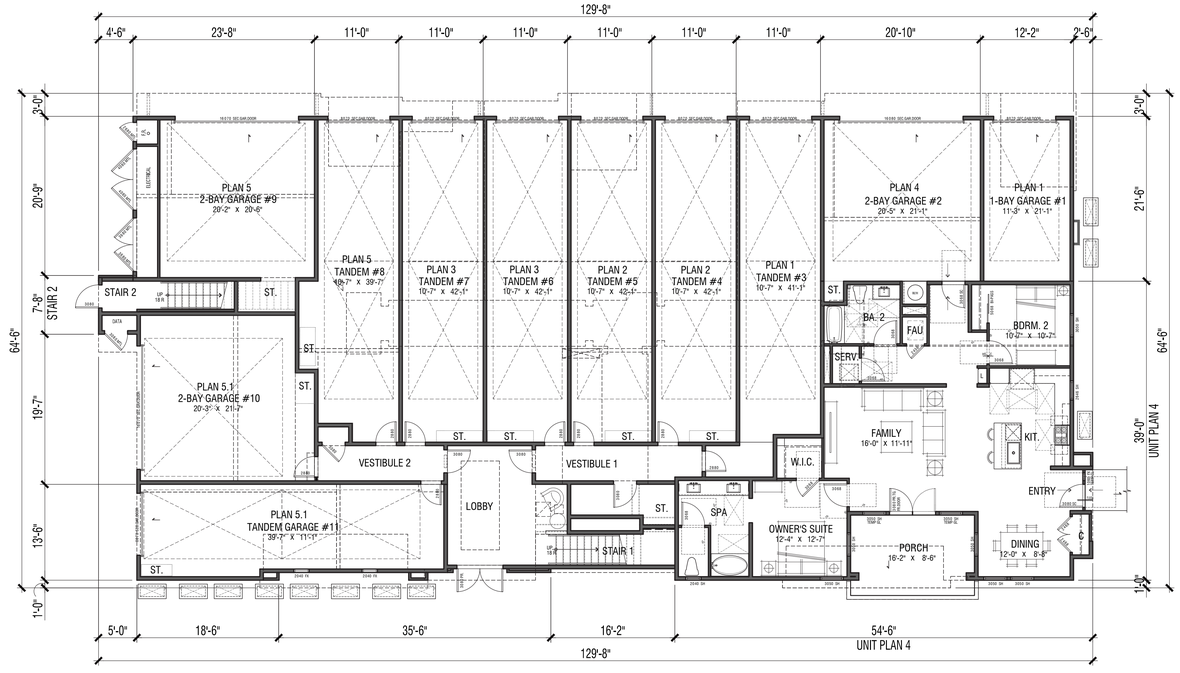
**PLAN 5**
1,553 SF
3 Bedroom I 2 Bath
2 Car Garage




Second Level




Third Level




First Level

**STACK FLATS 11-PLEX | Floor Plans**

# VERNOLA RANCH PA17

**JURUPA VALLEY, CA**

LENNAR

Note: Artist's Conception; Colors, Materials and Application May Vary.

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## STACK FLATS 14-PLEX | ‘Monterey’ Front Elevation

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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## STACK FLATS 14-PLEX | ‘Farmhouse’ Front Elevation

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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Right




Rear



Left



Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete 'S' Tile Roof |
| Fascia: | 2X Wood Fascia |
| Accent: | Horizontal Siding |
| Exterior: | Stucco |
| Window & Door Trim: | Foam and Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## STACK FLATS 14-PLEX | 'Monterey' Exterior Elevations

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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Right




Rear



Left



Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia |
| Barge: | Wood Barge Board |
| Accent: | Horizontal Siding |
| | Manufactured Stone Veneer |
| Exterior: | Stucco / Board & Batt Siding |
| Window & Door Trim: | Foam and Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## STACK FLATS 14-PLEX | 'Farmhouse' Exterior Elevations

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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**PLAN 1**
729 SF
1 Bedroom I 1 Bath
2 Car surface parking

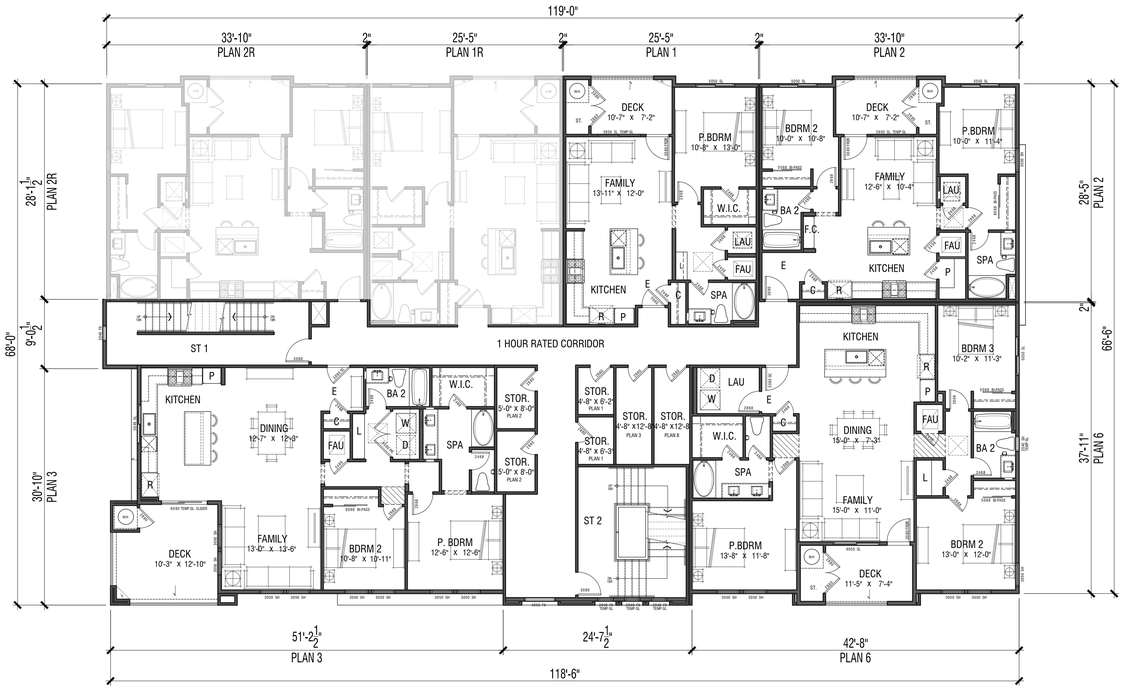
**PLAN 2**
895 SF
2 Bedroom I 2 Bath
1 Car Garage,
1 car surface
parking

**PLAN 3**
1,305 SF
2 Bedroom I 2 Bath
2 Car Garage

**PLAN 4**
1,321 SF
2 Bedroom I 2 Bath
2 Car Garage

**PLAN 5**
1,371 SF
2 Bedroom I 2 Bath
1 Car Garage

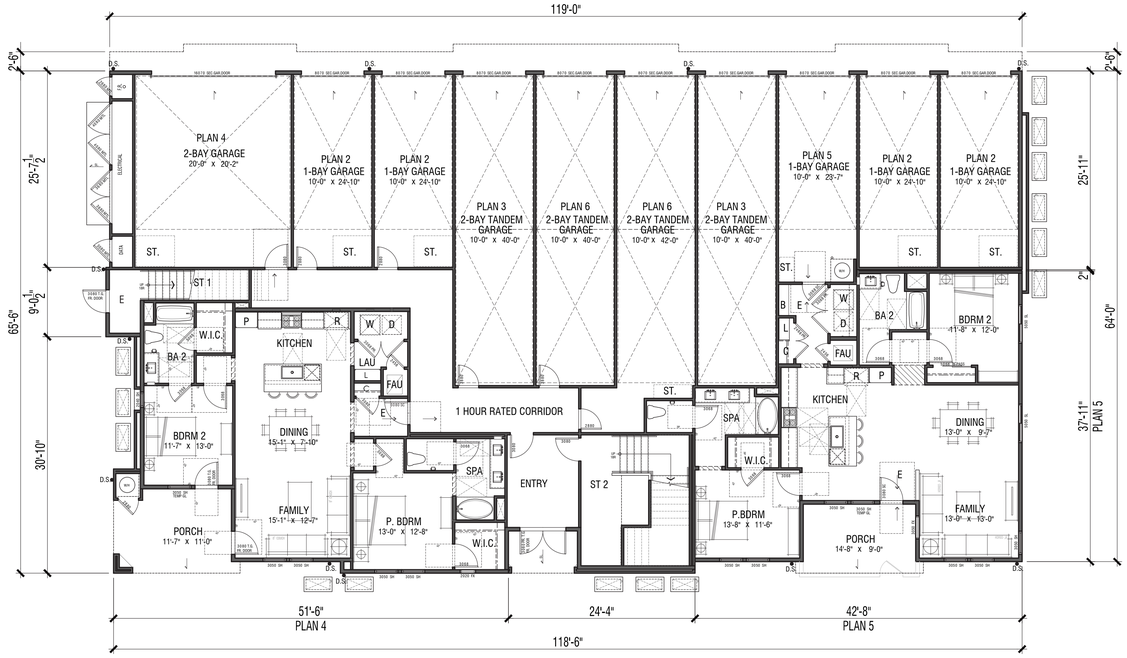
**PLAN 6**
1,452 SF
3 Bedroom I 2 Bath
2 Car Garage




Second Level




Third Level




First Level

## STACK FLATS 14-PLEX | Composite Floor Plans

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

LENNAR

Note: Artist's Conception; Colors, Materials and Application May Vary.

A8.5

0 2 4 8

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## STACK FLATS 16-PLEX | ‘Monterey’ Front Elevation

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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## STACK FLATS 16-PLEX | ‘Farmhouse’ Front Elevation

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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Rear



Front

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete 'S' Tile Roof |
| Fascia: | 2X Wood Fascia |
| Accent: | Horizontal Siding |
| Exterior: | Stucco |
| Window & Door Trim: | Foam and Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## STACK FLATS 16-PLEX | 'Monterey' Exterior Elevations

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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Right



Left

## STACK FLATS 16-PLEX | ‘Monterey’ Exterior Elevations

# VERNOLA RANCH PA17

**JURUPA VALLEY, CA**

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Internal Courtyard



Internal Courtyard

## STACK FLATS 16-PLEX | ‘Monterey’ Exterior Elevations

# VERNOLA RANCH PA17

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**Rear**



**Front**

**MATERIALS:**

| | |
|---|---|
| Roof: | Concrete Flat Tile Roof |
| Fascia: | 2X Wood Fascia |
| Barge: | Wood Barge Board |
| Accent: | Horizontal Siding |
| Exterior: | Stucco / Board & Batt Siding |
| Window & Door Trim: | Foam and Wood Trim |
| Entry Door: | Decorative Front Entry Door |
| Garage Door: | Decorative Metal Roll-Up Garage Door |

## STACK FLATS 16-PLEX | 'Farmhouse' Exterior Elevations

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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Right



Left

## STACK FLATS 16-PLEX | ‘Farmhouse’ Exterior Elevations

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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Internal Courtyard



Internal Courtyard

## STACK FLATS 16-PLEX | ‘Farmhouse’ Exterior Elevations

# VERNOLA RANCH PA17

JURUPA VALLEY, CA

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**PLAN 1**
870 SF
1 Bedroom I 1 Bath
1 Car Garage

**PLAN 2**
1,316 SF
2 Bedroom I 2.5 Bath
2 Car Garage

**PLAN 3**
1,400 SF
2 Bedroom I 2.5 Bath
2 Car Garage

**PLAN 4**
1,626 SF
2 Bedroom I 2.5 Bath | Den
2 Car Garage

**PLAN 5**
1,687 SF
3 Bedroom I 2.5 Bath
2 Car Garage

**PLAN 6**
1,768 SF
3 Bedroom I 2.5 Bath | Den
2 Car Garage

**PLAN 7**
1,895 SF
4 Bedroom I 3 Bath
2 Car Garage







Second Level

First Level

## COURTYARD | 16-PLEX | Composite Floor Plans

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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Note: Artist's Conception; Colors, Materials and Application May Vary.

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**PLAN 1**
870 SF
1 Bedroom I 1 Bath
1 Car Garage

**PLAN 2**
1,316 SF
2 Bedroom I 2.5 Bath
2 Car Garage

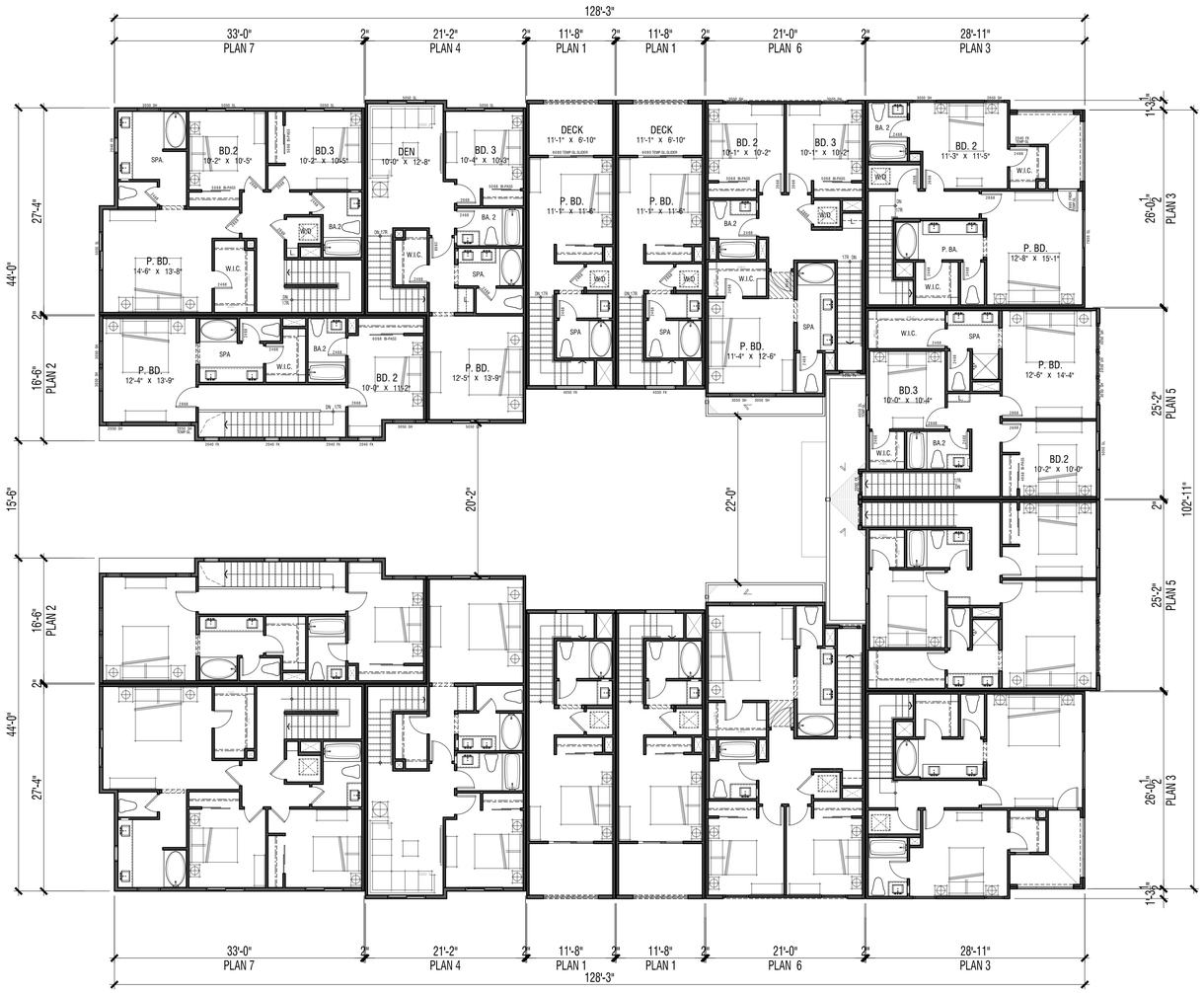
**PLAN 3**
1,400 SF
2 Bedroom I 2.5 Bath
2 Car Garage

**PLAN 4**
1,626 SF
2 Bedroom I 2.5 Bath | Den
2 Car Garage

**PLAN 5**
1,687 SF
3 Bedroom I 2.5 Bath
2 Car Garage

**PLAN 6**
1,768 SF
3 Bedroom I 2.5 Bath | Den
2 Car Garage

**PLAN 7**
1,895 SF
4 Bedroom I 3 Bath
2 Car Garage




Third Level

## COURTYARD | 16-PLEX | Composite Floor Plans

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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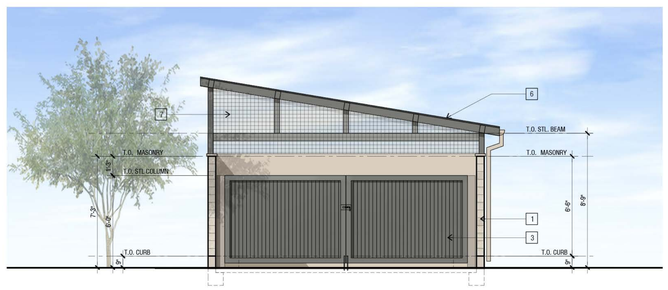

## Right Side Elevation



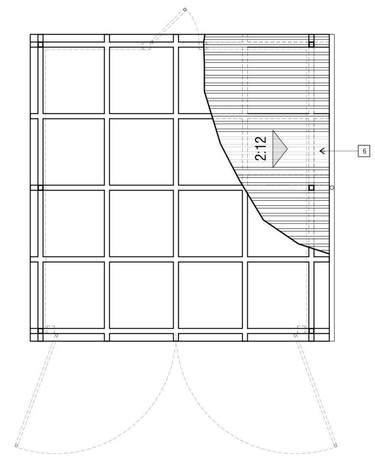

## Left Side Elevation



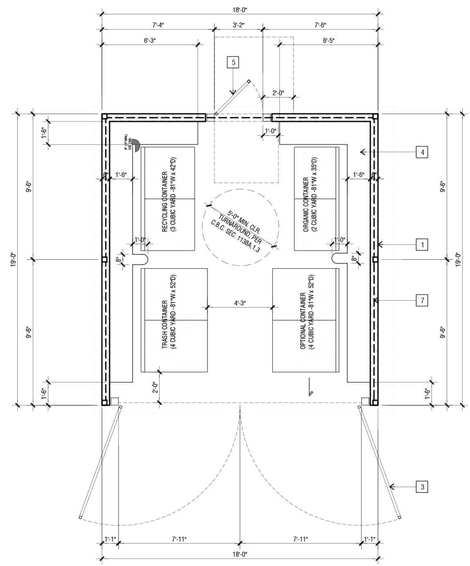

## Entry Side Elevation




## Driver Side Elevation




## Roof Plan




## Floor Plan

## Elevation Keynotes

1. 6" WIDE CMU BLOCK WALL. COLOR TO MATCH LANDSCAPE PERIMETER WALL
2. CONCRETE CAP, TO MATCH LANDSCAPE PERIMETER WALL
3. 20 GA. CORRUGATED METAL DOOR/GATE - PAINT TO MATCH ADJACENT LANDSCAPE FENCE/METAL PANEL
4. 6"-9" HIGH CONCRETE CURB AT CMU WALL
5. ACCESSIBLE 30 GA CORRUGATED METAL DOOR/GATE - PAINT TO MATCH ADJACENT LANDSCAPE FENCE/METAL PANEL
6. CORRUGATED METAL ROOF. INSTALL PER MANUFACTURE'S INSTRUCTIONS
7. METAL SCREEN

# TRASH ENCLOSURE SIZE 1

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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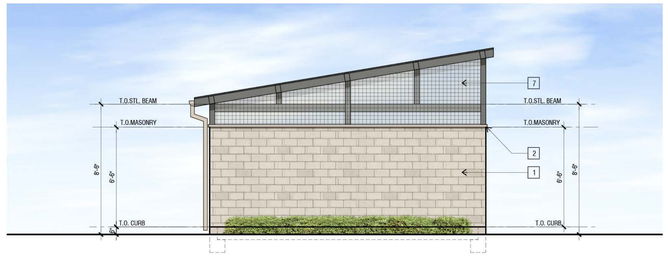
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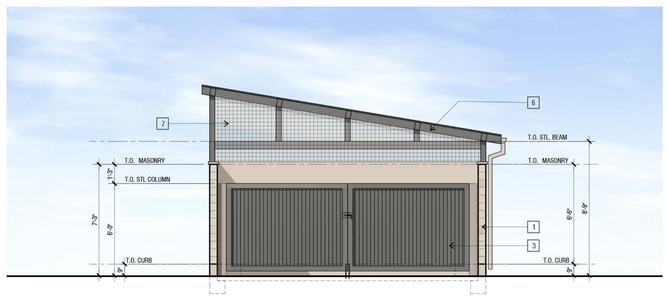

## Right Side Elevation



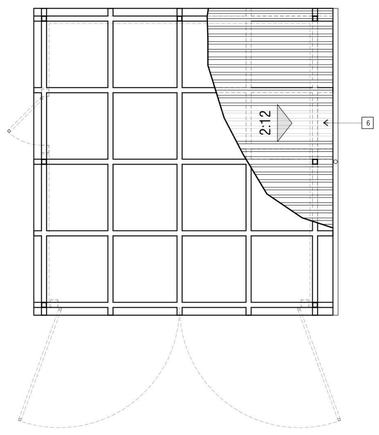

## Left Side Elevation



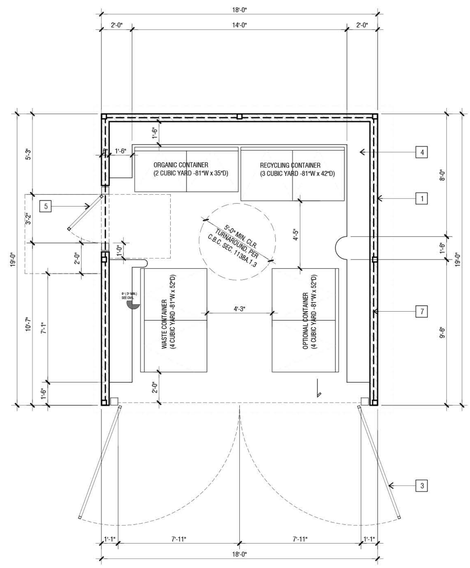

## Rear Side Elevation




## Driver Side Elevation




## Roof Plan




## Floor Plan

## Elevation Keynotes

1. 6" WIDE CMU BLOCK WALL. COLOR TO MATCH LANDSCAPE PERIMETER WALL
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6. CORRUGATED METAL ROOF. INSTALL PER MANUFACTURE'S INSTRUCTIONS
7. METAL SCREEN

# TRASH ENCLOSURE SIZE 2

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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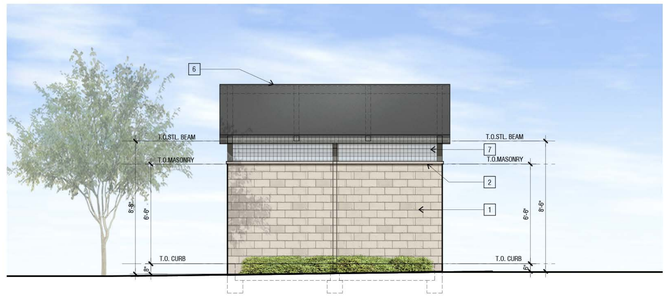
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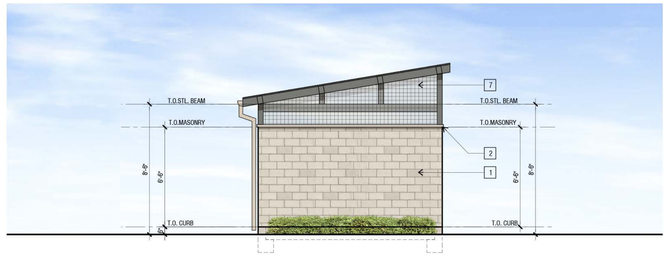
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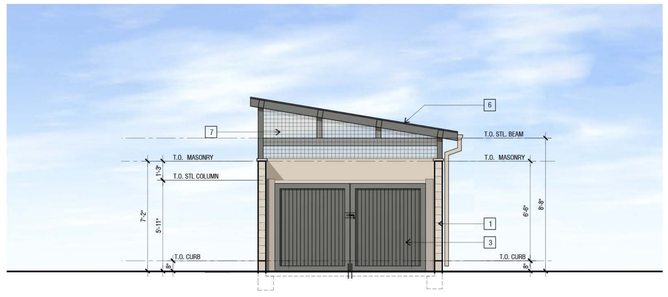

## Right Side Elevation



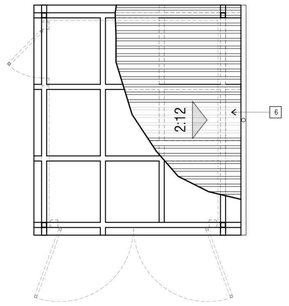

## Left Side Elevation



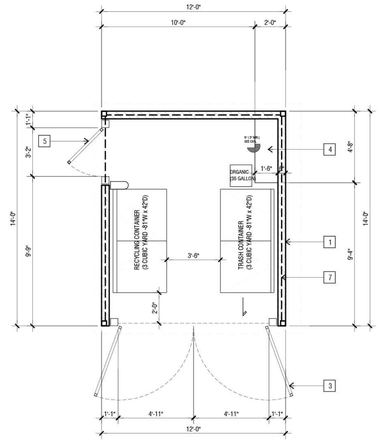

## Entry Side Elevation




## Driver Side Elevation




## Roof Plan




## Floor Plan

## Elevation Keynotes

1. 6" WIDE CMU BLOCK WALL. COLOR TO MATCH LANDSCAPE PERIMETER WALL
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6. CORRUGATED METAL ROOF. INSTALL PER MANUFACTURE'S INSTRUCTIONS
7. METAL SCREEN

# TRASH ENCLOSURE SIZE 3

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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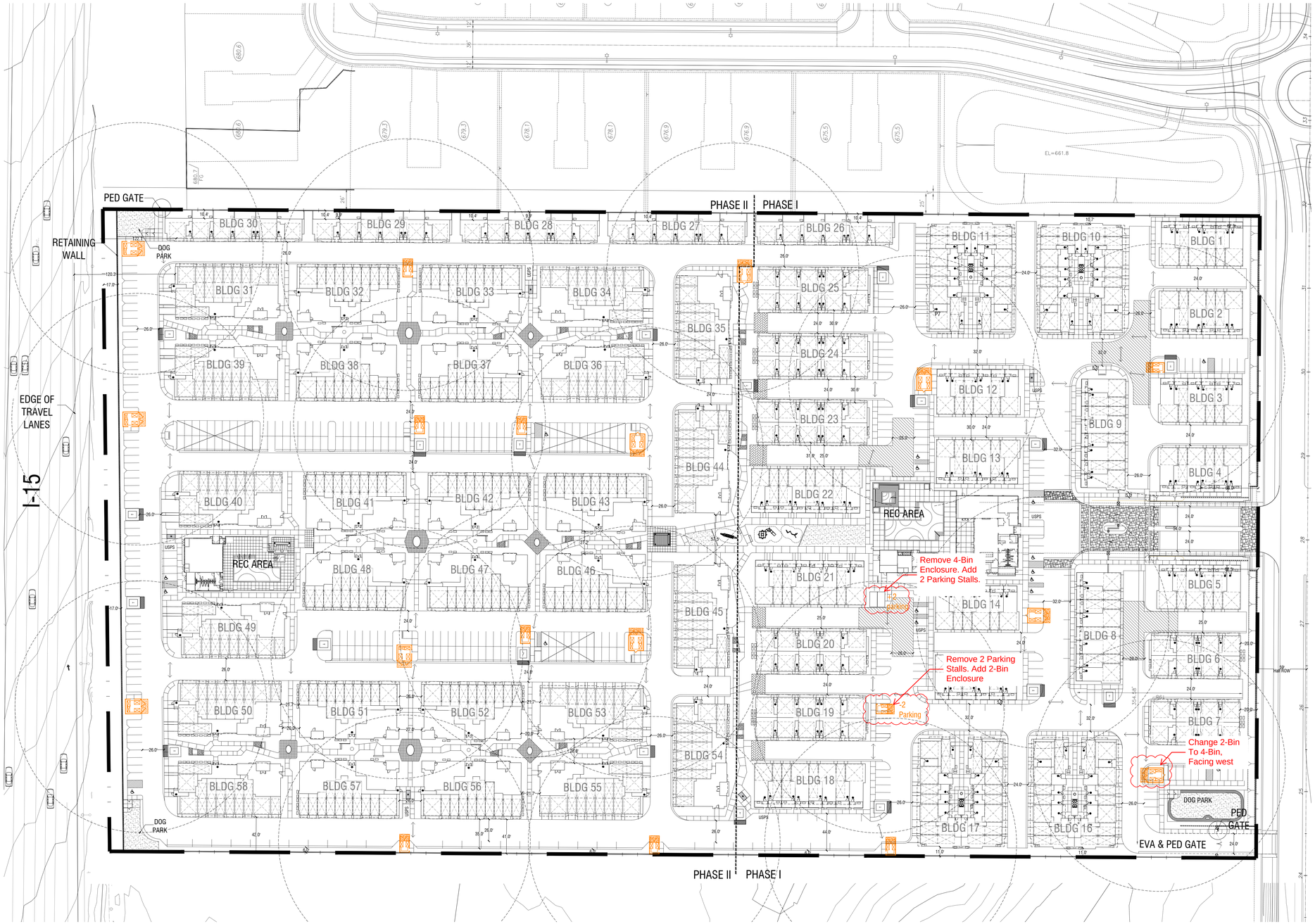
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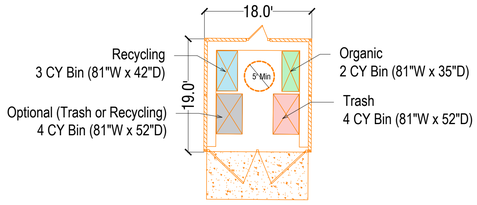
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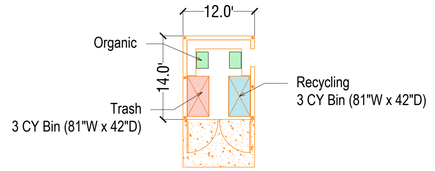
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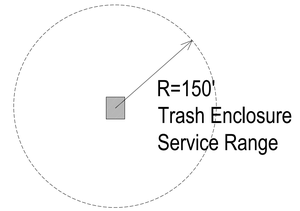



Typical 4-Bin Enclosure Plan and Mix




Typical 2-Bin Enclosure Plan and Mix




*Refer to Truck Turning Exhibit in the submittal set for Truck Circulation Route.*

## Trash Summary

**Required (Per BURRTEC Design Guideline, April 2019)**

| | |
|---|---|
| Trash: | 90.6 CY |
| | (3 CY every 20 units X 604 units = 90.6 CY) |
| Recycling: | 90.6 CY |
| | (3 CY every 20 units X 604 units = 90.6 CY) |
| Trash and Recycling (Subtotal): | 181.2 CY |
| Organic: | At least one (1) 3-cubic yard bin for the entire project |

**Provided**

| | |
|---|---|
| Trash: | 76 CY (4 CY Bins x 10 + 3 CY Bins x 12) |
| Recycling: | 66 CY (3 CY Bins x 10 + 3 CY Bins x 12) |
| Optional: | 40 CY (4 CY Bins x 10) |
| Trash and Recycling (Subtotal): | 182 CY |
| Organic: | Total 20 CY (2 CY Bins x 10) |

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# TRASH ENCLOSURE ALLOCATION

## Vernola Ranch PA-17

Jurupa Valley, CA

0 30 60 120

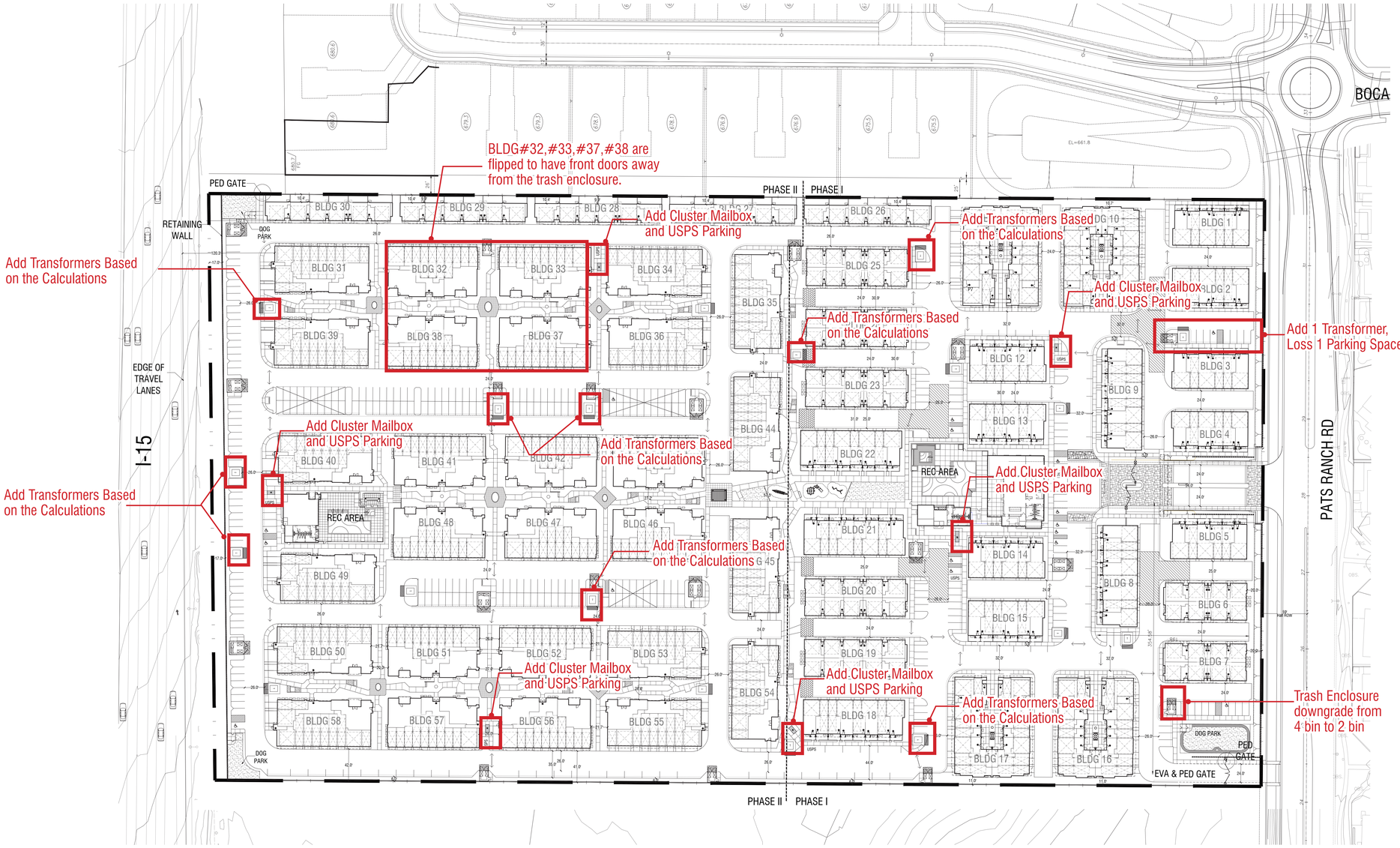
CITY SUBMITTAL

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## PARKING COUNT COMPARISON

### 1ST SUBMITTAL (APR 23, 2025)

| Parking Summary | | |
|---|---|---|
| | Required | Provided |
| Total Parking (at least 1 covered parking per unit) | 1,372 Spaces (at least 604 covered parking spaces) | 1,387 Total<br>- 996 Garage<br>- 56 Carport<br>- 19 Driveway<br>- 316 Surface |

### LATEST PLAN (SEP 16, 2025)

| Overall Parking Summary | | |
|---|---|---|
| | Required (Per JVMC Sec. 9.240.120. ) | Provided |
| Vehicles | 1,372 Spaces (at least 604 covered parking spaces) | 1,389 Total<br>- 996 Garage<br>- 57 Carport<br>- 19 Driveway<br>- 317 Surface |
| Bicycles | 55 | 56 (see Landscape Plan) |

## SITE PLAN CHANGES FROM 1ST SUBMITTAL

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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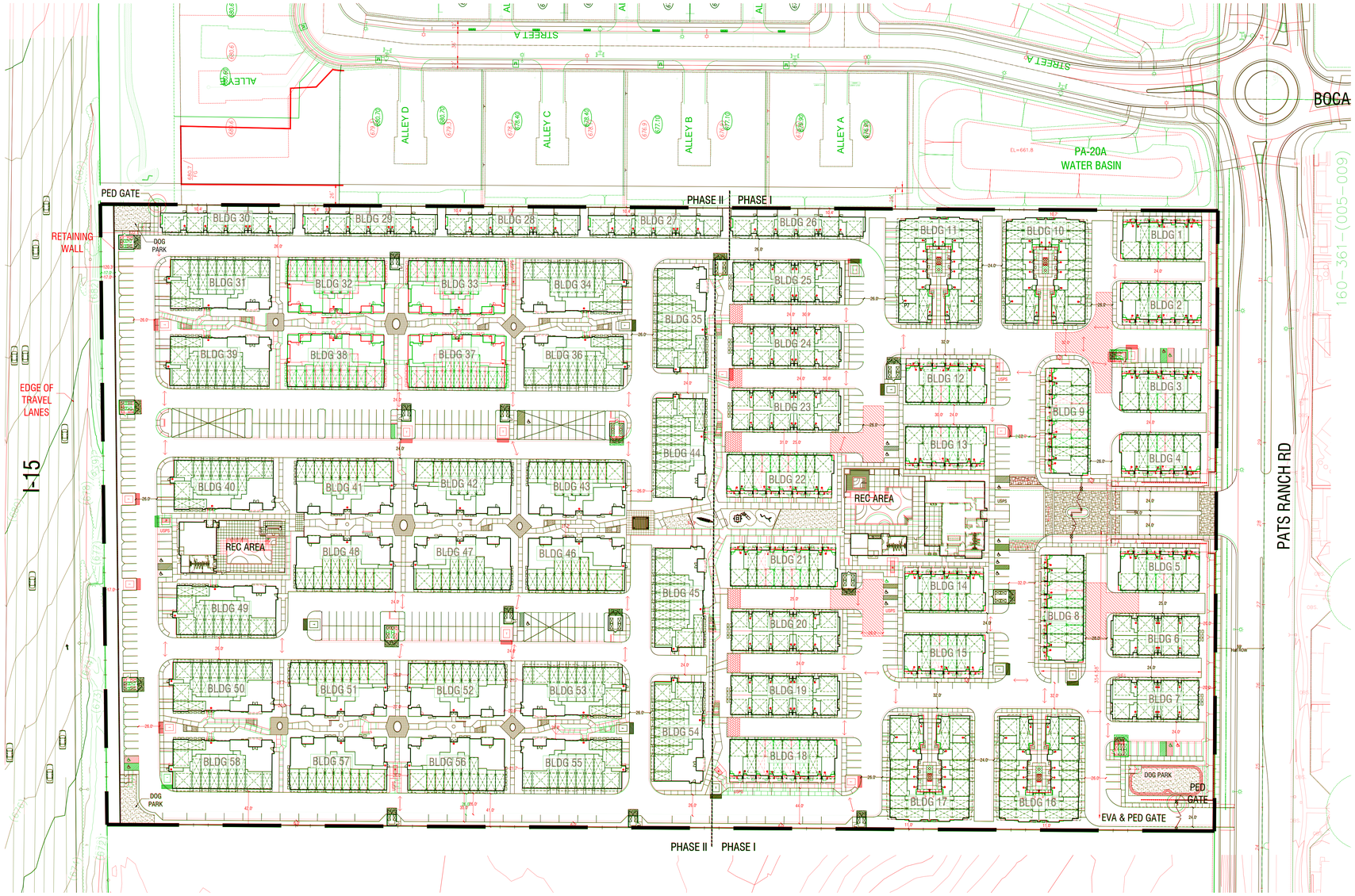
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1ST SUBMITTAL (APR 23, 2025)

LATEST PLAN (SEP 16, 2025)

## SITE PLAN OVERLAY

# VERNOLA RANCH PA17

## JURUPA VALLEY, CA

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# ATTACHMENT NO. 5
# Conceptual Landscaping Plan




## LEGEND

1. Main Entry
2. Entry Gates
3. Main Recreational Area-See Enlargement
4. Secondary Recreational Area-See Enlargement
5. Central Turf Open Space-Allee
6. Enclosed dog park
   - Turf
   - Shade trees
   - Benches throughout
7. Central Spine Walk System:
   -Variety of Seating Opportunities
   -BBQ nodes
   -Shade Trees
8. Courtyard Landscaping
9. Pedestrian Access
10. Monument Sign Wall
    -See Detail Sheet L5
11. Mail Box Location (6 Total)
12. Underground Chambers

## TREE LEGEND

| SYMBO | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS |
|---|---|---|---|---|
| **TREES** | | | | |
| | Arbutus 'Marina' | Strawberry Tree | 24"Box | M |
| | Cupressus sempervirens | Italian Cypress | 24"Box | L |
| | Jacaranda mimosifolia | Jacaranda | 36"Box | M |
| | Koelreuteria paniculata | Golden Rain Tree | 36"Box | L |
| | Magnolia grandiflora 'D.D. Blanchard' | Southern Magnolia | 36"Box | M |
| | Olea europaea | Olive | 48"Box | L |
| | Platanus acerifolia 'Bloodgood' | London Plane Tree | 36"Box | M |
| | Pyrus calleryana 'Chanticleer' | Chanticleer Pear | 24"Box | M |
| | Ulmus parvifolia 'True Green' | Evergreen Elm | 24"Box | L |
| **PALMS** | | | | |
| | Phoenix Dactylifera | Date Palm | 20' B.T.H | L |

## SHRUB LEGEND

| SYMBO | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS |
|---|---|---|---|---|
| **SHRUBS** | | | | |
| | Acacia cognata 'Cousin Itt' | Little River Wattle | 5 Gal. | M |
| | Aloe vera | Medicinal Aloe | 5 Gal. | L |
| | Buxus microphylla japonica | Japanese Boxwood | 5 Gal. | M |
| | Callistemon viminalis 'LittleJohn' | Dwarf Bottlebrush | 5 Gal. | M |
| | Carex divulsa | Berkeley Sedge | 5 Gal. | L |
| | Carissa grandiflora 'Green Carpet' | Natal Plum | 5 Gal. | M |
| | Chondropetalum tectorum | Cape Rush | 5 Gal. | M |
| | Dianella revoluta 'DR5000' | Little Rev Flax Lily | 5 Gal. | M |
| | Dianella tasmanica 'Silver Streak' | Silver Streak Flax Lily | 5 Gal. | M |
| | Eremophila glabra 'Gray Horizon' | Gray Emu Bush | 5 Gal. | L |
| | Ligustrum japonicum 'Texanum' | Wax Leaf Privet | 5 Gal. | M |
| | Olea europaea 'Montra' P.P.#6266 | Little Ollie Dwarf Olive | 5 Gal. | L |
| | Pennisetum 'Fairy Tails' | Fairy Tails Fountain Grass | 5 Gal. | L |
| | Pittosporum tobira | Tobira | 5 Gal. | M |
| | Rhaphiolepis indica 'Clara' | Dwarf Indian Hawthorne | 5 Gal. | M |
| | Rosa f. 'Sun Flare' | Yellow Shrub Rose | 5 Gal. | M |
| | Senecio ficoides 'Mount Everest' | Skyscraper Senecio | 5 Gal. | L |
| | Stipa tenuissima | Mexican Feather Grass | 5 Gal. | L |
| **GROUND COVER** | | | | |
| | Lippia nodiflora 'Kurapia' | Kurapia | 1 Gal. | L |
| | Trachelospermum jasminoides | Star Jasmine | 1 Gal. | M |
| **VINES** | | | | |
| | Ficus pumila | Creeping Fig | 5 Gal. | M |

Note:
In addition to an anti-graffiti wall coating, provide self-clinging vines to all street facing sides of walls at 15' o.c.

Mulch Note:
3" thick layer of mulch for all shrub areas, 1-1/2" thick mulch layer for ground cover from rooted cuttings.

CONCEPTUAL LANDSCAPE PLAN PHASE 1 & 2

L1-A

# VERNOLA PA-17

JURUPA VALLEY, CALIFORNIA

SCALE 1"=50'

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Patterson, License # 3761
(949) 644-9370 FAX (714) 210-3140

24-038
1-6-2026




## LEGEND

1. Main Entry
2. Entry Gates
3. Main Recreational Area-See Enlargement
4. Pedestrian Access
5. Central Turf Open Space-Allee
6. Enclosed dog park
   - Turf
   - Shade trees
   - Benches throughout
7. Central Spine Walk System:
   -Variety of Seating Opportunities
   -BBQ nodes
   -Shade Trees
8. Courtyard Landscaping
9. Mail Box Location (3 Total)
10. Temporary Vinyl Fence
11. 16' Wide Temporary Vinyl Gate
12. Underground Chambers

## TREE LEGEND

| SYMBO | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS |
|---|---|---|---|---|
| | **TREES** | | | |
| | Arbutus 'Marina' | Strawberry Tree | 24"Box | M |
| | Cupressus sempervirens | Italian Cypress | 24"Box | L |
| | Jacaranda mimosifolia | Jacaranda | 36"Box | M |
| | Koelreuteria paniculata | Golden Rain Tree | 36"Box | L |
| | Magnolia grandiflora 'D.D. Blanchard' | Southern Magnolia | 36"Box | M |
| | Olea europaea | Olive | 48"Box | L |
| | Platanus acerifolia 'Bloodgood' | London Plane Tree | 36"Box | M |
| | Pyrus calleryana 'Chanticleer' | Chanticleer Pear | 24"Box | M |
| | Ulmus parvifolia 'True Green' | Evergreen Elm | 24"Box | L |
| | **PALMS** | | | |
| | Phoenix Dactylifera | Date Palm | 20' B.T.H | L |

## SHRUB LEGEND

| SYMBO | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS |
|---|---|---|---|---|
| | **SHRUBS** | | | |
| | Acacia cognata 'Cousin Itt' | Little River Wattle | 5 Gal. | M |
| | Aloe vera | Medicinal Aloe | 5 Gal. | L |
| | Buxus microphylla japonica | Japanese Boxwood | 5 Gal. | M |
| | Callistemon viminalis 'LittleJohn' | Dwarf Bottlebrush | 5 Gal. | M |
| | Carex divulsa | Berkeley Sedge | 5 Gal. | L |
| | Carissa grandiflora 'Green Carpet' | Natal Plum | 5 Gal. | M |
| | Chondropetalum tectorum | Cape Rush | 5 Gal. | M |
| | Dianella revoluta 'DR5000' | Little Rev Flax Lily | 5 Gal. | M |
| | Dianella tasmanica 'Silver Streak' | Silver Streak Flax Lily | 5 Gal. | M |
| | Eremophila glabra 'Gray Horizon' | Gray Emu Bush | 5 Gal. | L |
| | Ligustrum japonicum 'Texanum' | Wax Leaf Privet | 5 Gal. | M |
| | Olea europaea 'Montra' P.P.#6266 | Little Ollie Dwarf Olive | 5 Gal. | L |
| | Pennisetum 'Fairy Tails' | Fairy Tails Fountain Grass | 5 Gal. | L |
| | Pittosporum tobira | Tobira | 5 Gal. | M |
| | Rhaphiolepis indica 'Clara' | Dwarf Indian Hawthorne | 5 Gal. | M |
| | Rosa f. 'Sun Flare' | Yellow Shrub Rose | 5 Gal. | M |
| | Senecio ficoides 'Mount Everest' | Skyscraper Senecio | 5 Gal. | L |
| | Stipa tenuissima | Mexican Feather Grass | 5 Gal. | L |
| | **GROUND COVER** | | | |
| | Lippia nodiflora 'Kurapia' | Kurapia | 1 Gal. | L |
| | Trachelospermum jasminoides | Star Jasmine | 1 Gal. | M |
| | **VINES** | | | |
| | Ficus pumila | Creeping Fig | 5 Gal. | M |

Note:
In addition to an anti-graffiti wall coating, provide self-clinging vines to all street facing sides of walls at 15' o.c.

Mulch Note:
3" thick layer of mulch for all shrub areas, 1-1/2" thick mulch layer for ground cover from rooted cuttings.

CONCEPTUAL LANDSCAPE PLAN PHASE 1 ONLY

L1-B

# VERNOLA PA-17

JURUPA VALLEY, CALIFORNIA

SCALE 1"=50'

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Robert Patterson, License # 3761
(949) 644-9370 FAX (714) 210-3140

24-038
1-6-2026




## LEGEND

1. Secondary Recreational Area-See Enlargement
2. Enclosed dog park
   - Turf
   - Shade trees
   - Benches throughout
3. Central Spine Walk System:
   -Variety of Seating Opportunities
   -BBQ nodes
   -Shade Trees
4. Pedestrian Access
5. Mail Box Location (3 Total)

## TREE LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS |
|---|---|---|---|---|
| | **TREES** | | | |
| | Arbutus 'Marina' | Strawberry Tree | 24"Box | M |
| | Cupressus sempervirens | Italian Cypress | 24"Box | L |
| | Jacaranda mimosifolia | Jacaranda | 36"Box | M |
| | Koelreuteria paniculata | Golden Rain Tree | 36"Box | L |
| | Magnolia grandiflora 'D.D. Blanchard' | Southern Magnolia | 36"Box | M |
| | Olea europaea | Olive | 48"Box | L |
| | Platanus acerifolia 'Bloodgood' | London Plane Tree | 36"Box | M |
| | Pyrus calleryana 'Chanticleer' | Chanticleer Pear | 24"Box | M |
| | Ulmus parvifolia 'True Green' | Evergreen Elm | 24"Box | L |
| | **PALMS** | | | |
| | Phoenix Dactylifera | Date Palm | 20' B.T.H | L |

## SHRUB LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS |
|---|---|---|---|---|
| | **SHRUBS** | | | |
| | Acacia cognata 'Cousin Itt' | Little River Wattle | 5 Gal. | M |
| | Aloe vera | Medicinal Aloe | 5 Gal. | L |
| | Buxus microphylla japonica | Japanese Boxwood | 5 Gal. | M |
| | Callistemon viminalis 'LittleJohn' | Dwarf Bottlebrush | 5 Gal. | M |
| | Carex divulsa | Berkeley Sedge | 5 Gal. | L |
| | Carissa grandiflora 'Green Carpet' | Natal Plum | 5 Gal. | M |
| | Chondropetalum tectorum | Cape Rush | 5 Gal. | M |
| | Dianella revoluta 'DR5000' | Little Rev Flax Lily | 5 Gal. | M |
| | Dianella tasmanica 'Silver Streak' | Silver Streak Flax Lily | 5 Gal. | M |
| | Eremophila glabra 'Gray Horizon' | Gray Emu Bush | 5 Gal. | L |
| | Ligustrum japonicum 'Texanum' | Wax Leaf Privet | 5 Gal. | M |
| | Olea europaea 'Montra' P.P.#6266 | Little Ollie Dwarf Olive | 5 Gal. | L |
| | Pennisetum 'Fairy Tails' | Fairy Tails Fountain Grass | 5 Gal. | L |
| | Pittosporum tobira | Tobira | 5 Gal. | M |
| | Rhaphiolepis indica 'Clara' | Dwarf Indian Hawthorne | 5 Gal. | M |
| | Rosa f. 'Sun Flare' | Yellow Shrub Rose | 5 Gal. | M |
| | Senecio ficoides 'Mount Everest' | Skyscraper Senecio | 5 Gal. | L |
| | Stipa tenuissima | Mexican Feather Grass | 5 Gal. | L |
| | **GROUND COVER** | | | |
| | Lippia nodiflora 'Kurapia' | Kurapia | 1 Gal. | L |
| | Trachelospermum jasminoides | Star Jasmine | 1 Gal. | M |
| | **VINES** | | | |
| | Ficus pumila | Creeping Fig | 5 Gal. | M |

Note:
In addition to an anti-graffiti wall coating, provide self-clinging vines to all street facing sides of walls at 15' o.c.

Mulch Note:
3" thick layer of mulch for all shrub areas, 1-1/2" thick mulch layer for ground cover from rooted cuttings.

CONCEPTUAL LANDSCAPE PLAN PHASE 2 ONLY

L1-C

# VERNOLA PA-17

JURUPA VALLEY, CALIFORNIA

SCALE 1"=50'


SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Fukumoto, License # 3761
(949) 644-9370 FAX (714) 210-3140


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1-6-2026



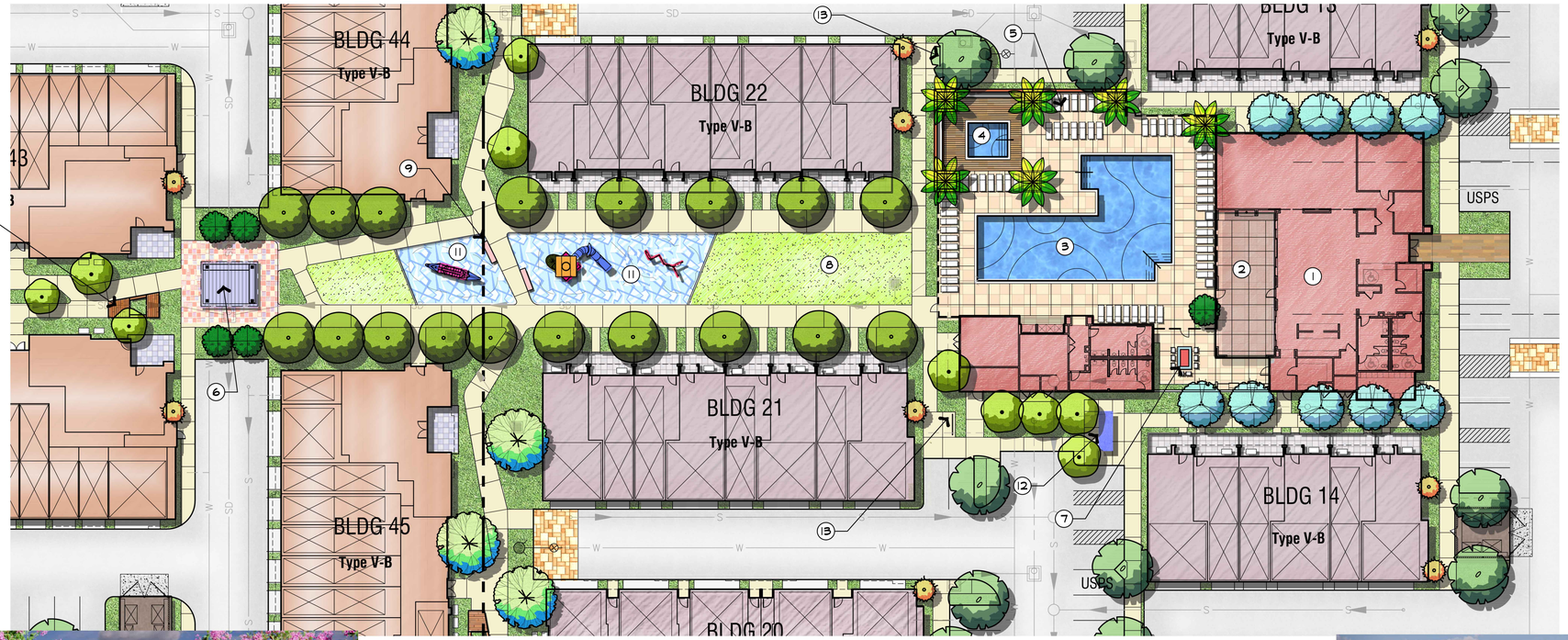
POOL AREA



SPA AREA

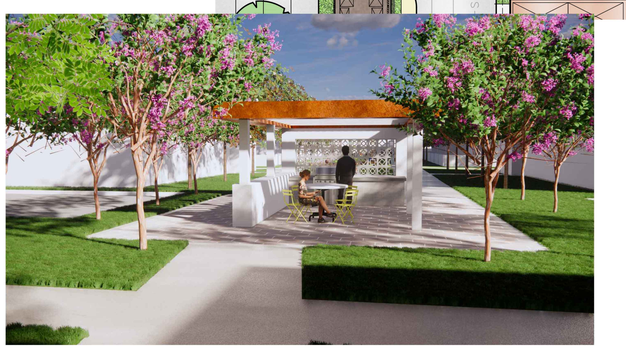


CHILDREN'S PLAY AREA @ ALLEE




## LEGEND

1. Recreation Building:
2. Patio Area
3. Pool
4. Spa
5. Sun Deck
6. Outdoor BBQ area
   - BBQ
   - Shade structure
   - Dining table
7. Fire Pit
8. Central Turf Open Space-Allee
9. Bench Seating
10. Seating Platform
11. Children's play area @ allee
12. Mailbox Location (Typ.)
13. Bike Rack (Typ.)
    See Connectivity Plan Sheet L7



BBQ AREA



CENTRAL TURF OPEN SPACE - ALLEE

PRIMARY RECREATIONAL AREA AND CENTRAL OPEN SPACE

L2

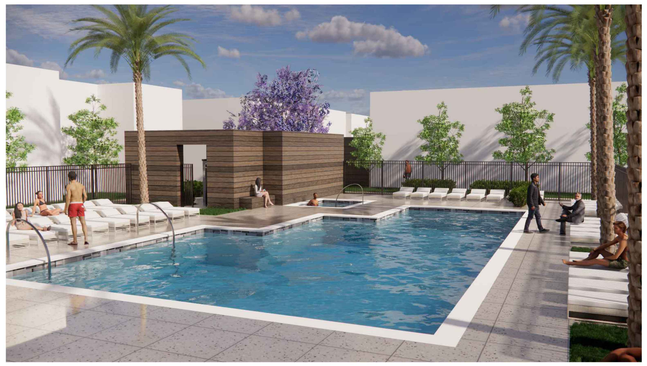
# VERNOLA PA-17

JURUPA VALLEY, CALIFORNIA

SCALE 1"=20'

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Costa Mesa, CA 92626
Richard Patherow, License # 3782
(949) 644-9370 FAX (714) 210-3140

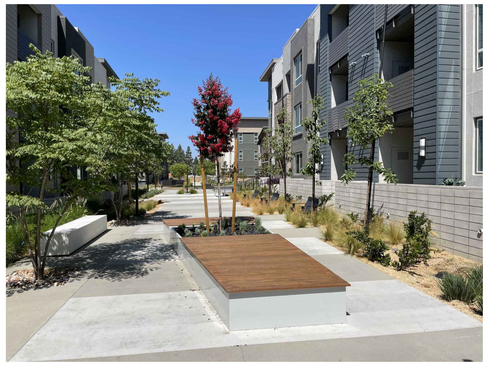
24-038
1-6-2026



POOL AND SPA AREA

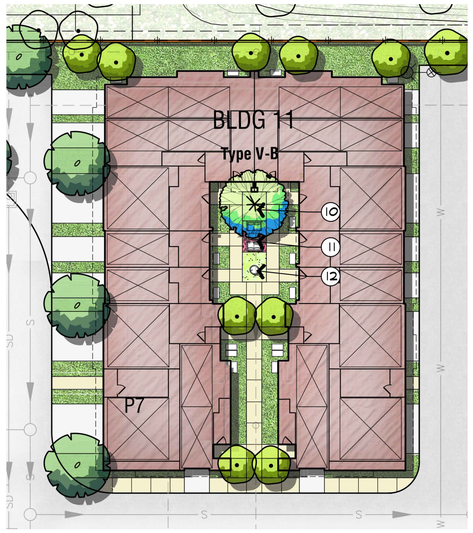


OUTDOOR KITCHEN



SEATING PLATFORM




LEGEND

1. Recreation Building:
   - Restrooms
   - Pool Equipment
   - Fitness Room
2. Pool
3. Spa
4. Sun Deck
5. Spa Wall
6. Outdoor BBQ's
   - (2) BBQ's
   - Shade structure
   - Bar Seating
7. Typical Seating Area
8. Central Spine Walkway
9. Seating Platform
10. Accent Tree
11. Seating Area w/ Decorative Paving
12. Pot Focal Point
13. Mailbox Location

SECONDARY RECREATIONAL AREA & TYPICAL COURTYARD



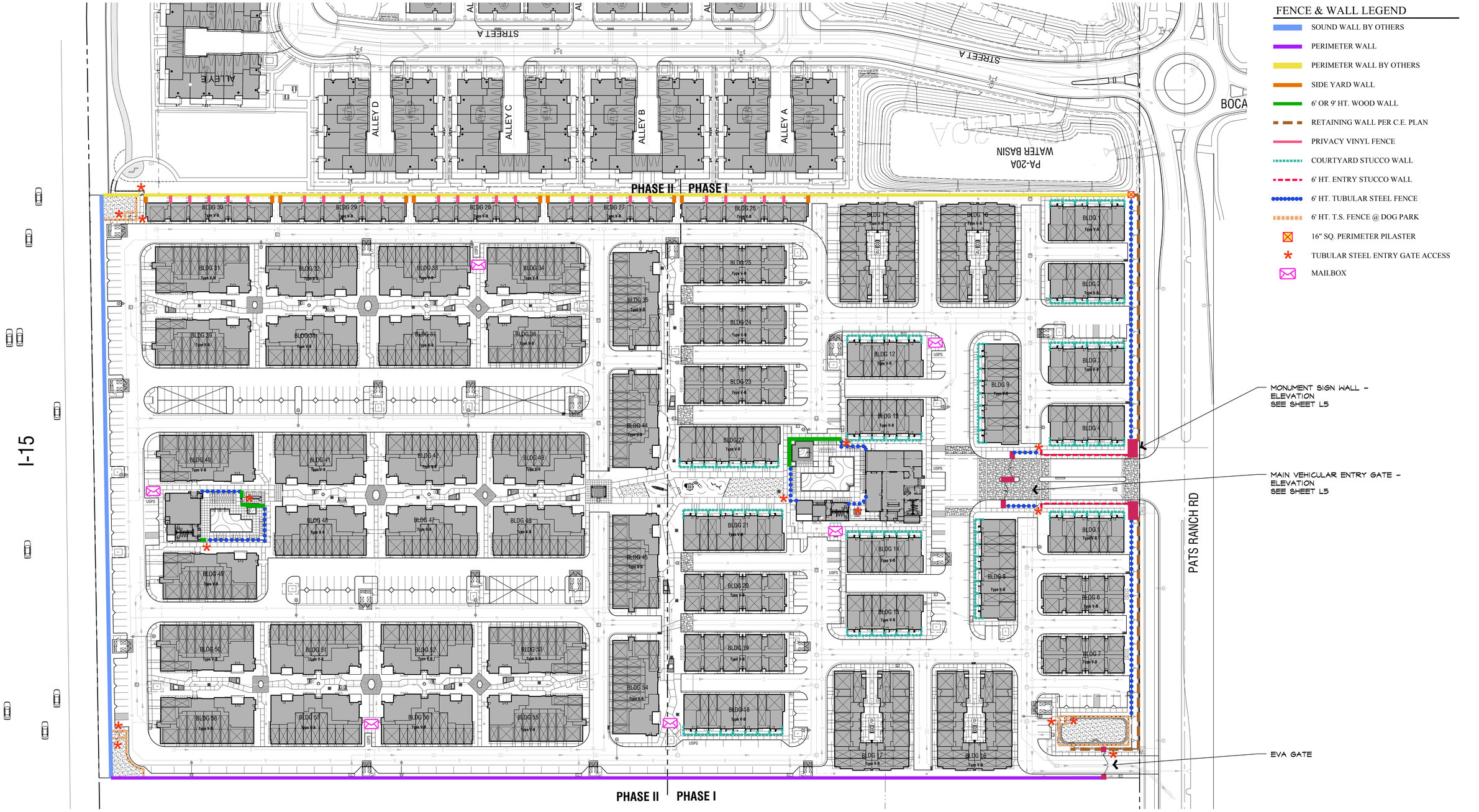
# VERNOLA PA-17

JURUPA VALLEY, CALIFORNIA

SCALE 1"=20'

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Palmarini, License # 3782
(949) 644-9370 FAX (714) 210-3140

24-038
1-6-2026




## FENCE & WALL LEGEND

- SOUND WALL BY OTHERS
- PERIMETER WALL
- PERIMETER WALL BY OTHERS
- SIDE YARD WALL
- 6' OR 9' HT. WOOD WALL
- RETAINING WALL PER C.E. PLAN
- PRIVACY VINYL FENCE
- COURTYARD STUCCO WALL
- 6' HT. ENTRY STUCCO WALL
- 6' HT. TUBULAR STEEL FENCE
- 6' HT. T.S. FENCE @ DOG PARK
- 16" SQ. PERIMETER PILASTER
- TUBULAR STEEL ENTRY GATE ACCESS
- MAILBOX

FENCE & WALL PLAN

L4

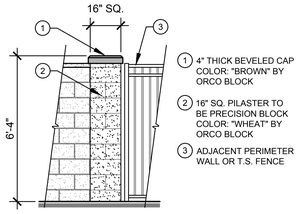
# VERNOLA PA-17

JURUPA VALLEY, CALIFORNIA

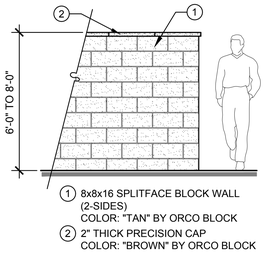
SCALE 1"=50'

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3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Polhamus, License # 2782
(949) 644-9370 FAX (714) 210-3140

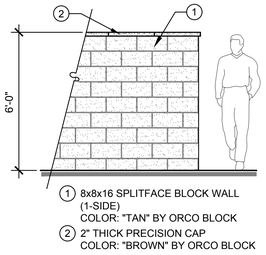
24-038
1-6-2026



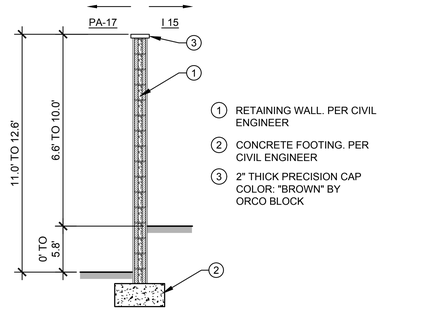

PERIMETER PILASTER



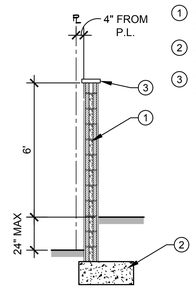

PERIMETER WALL



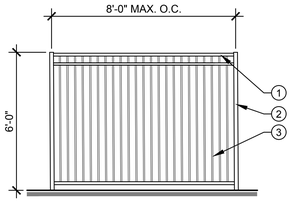

SIDE YARD WALL



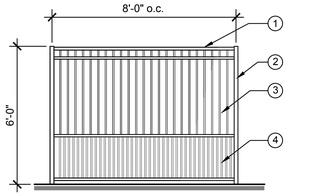

SOUND WALL BY OTHERS



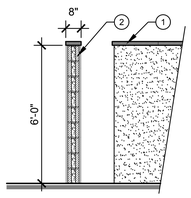

PERIMETER WALL BY OTHERS



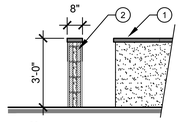

6' HT. TUBULAR STEEL FENCE



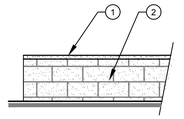

4'/6' HT. T.S. FENCE @ DOG PARK



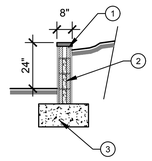

6' HT. ENTRY STUCCO WALL

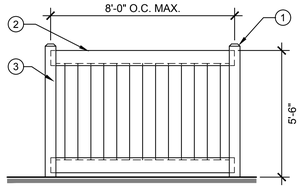



COURTYARD STUCCO WALL




SPLIT FACE RETAINING WALL




FENCEWORKS, INC.
#V-001 OR EQUAL
1-800-350-5620
COLOR: "TAN"

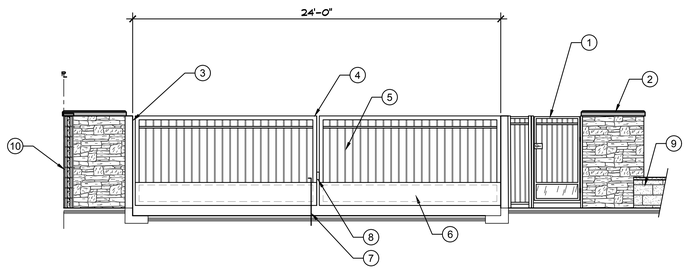
PRIVACY VINYL FENCE



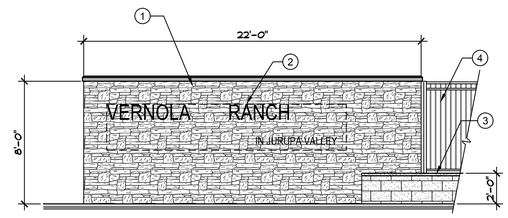

MAIN VEHICULAR ENTRY GATE




6' OR 11' HT. WOOD WALL




EVA GATE




MONUMENT SIGN WALL

FENCE & WALL DETAILS

L5

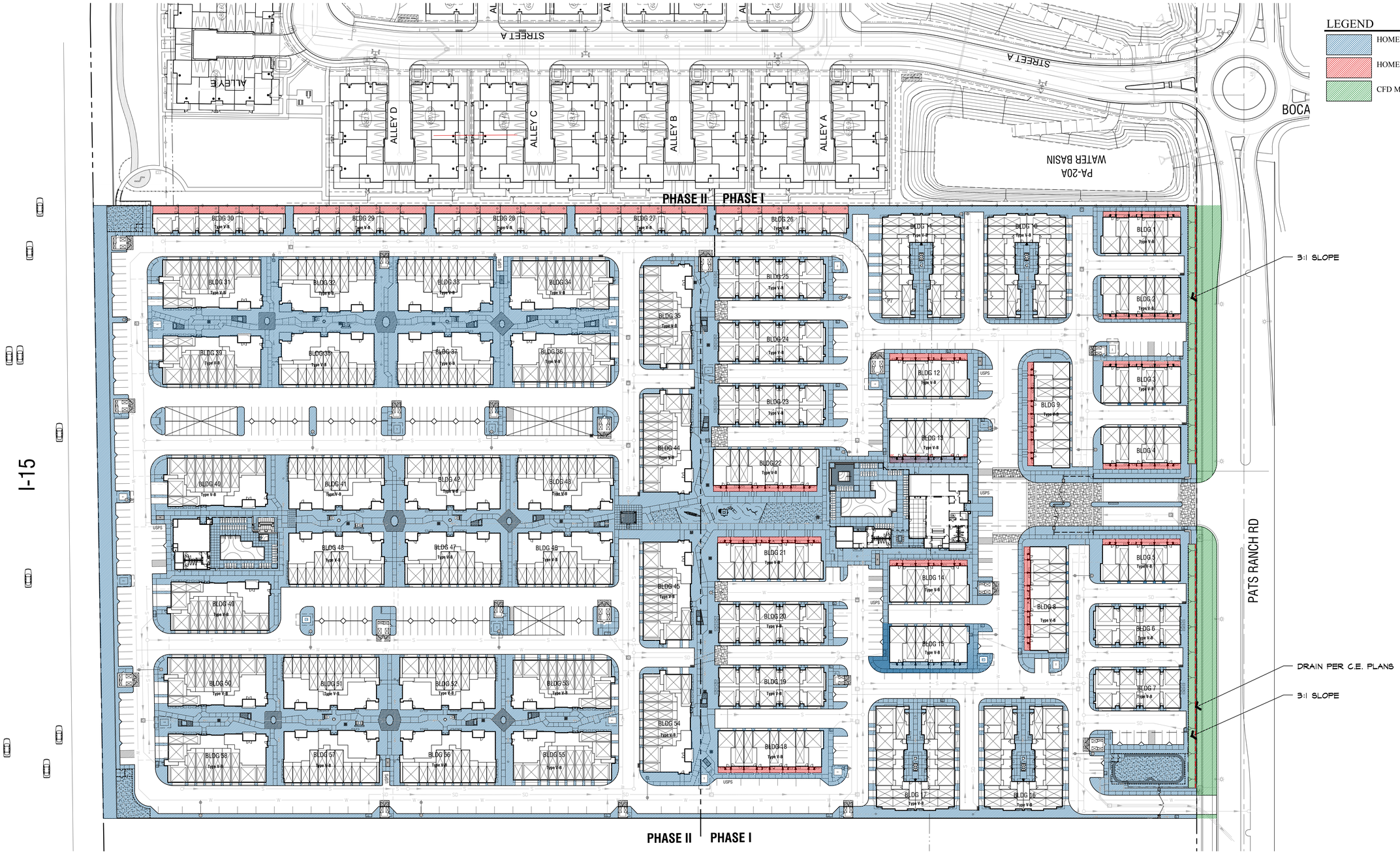
# VERNOLA PA-17

JURUPA VALLEY, CALIFORNIA

SCALE 1"=50'

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Polhemus, License # 3782
(949) 644-9370 FAX (714) 210-5140

24-038
1-6-2026




MAINTENANCE EXHIBIT

L6-A

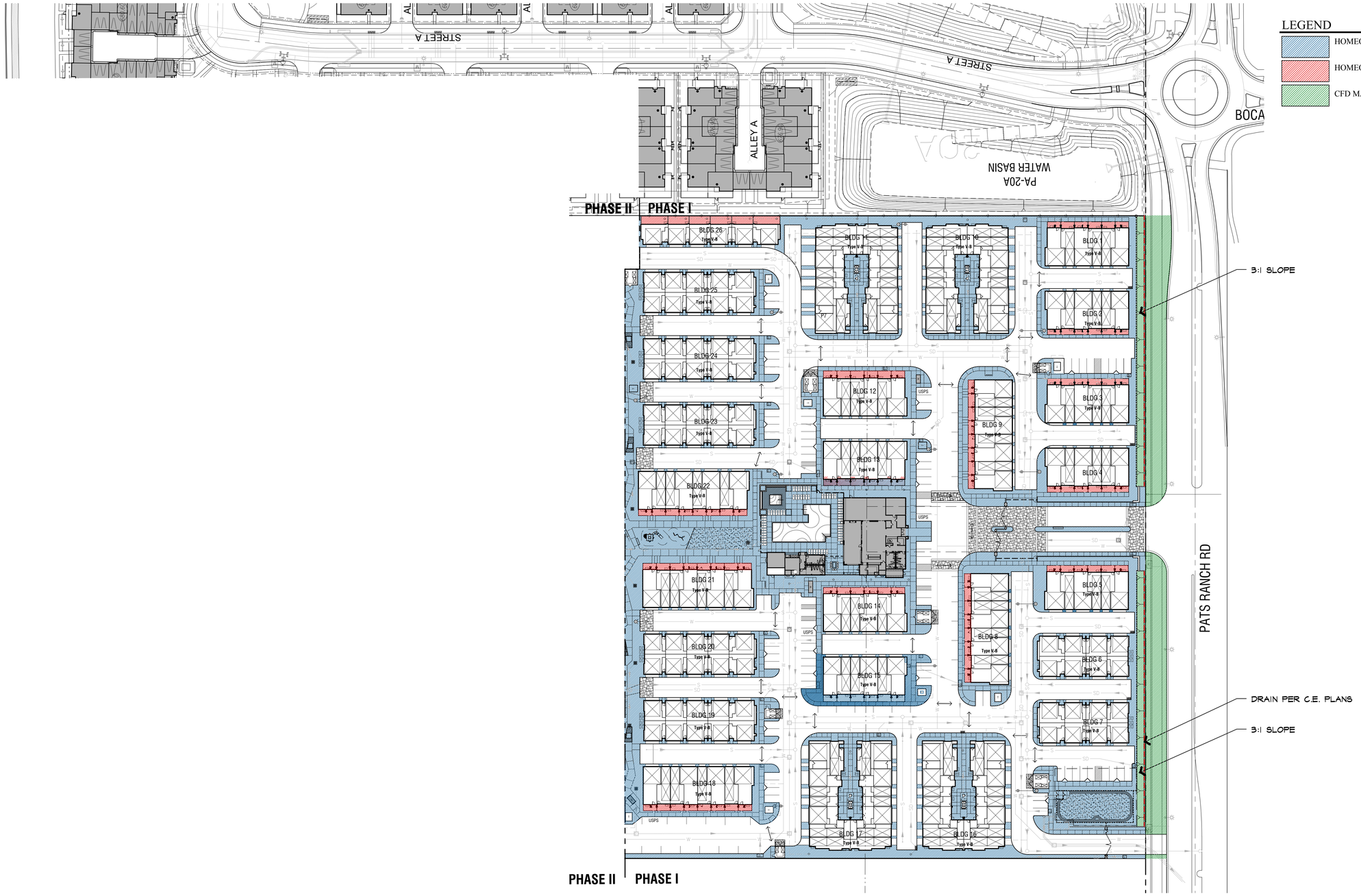
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24-038
1-6-2026




MAINTENANCE EXHIBIT - PHASE 1 ONLY

L6-B

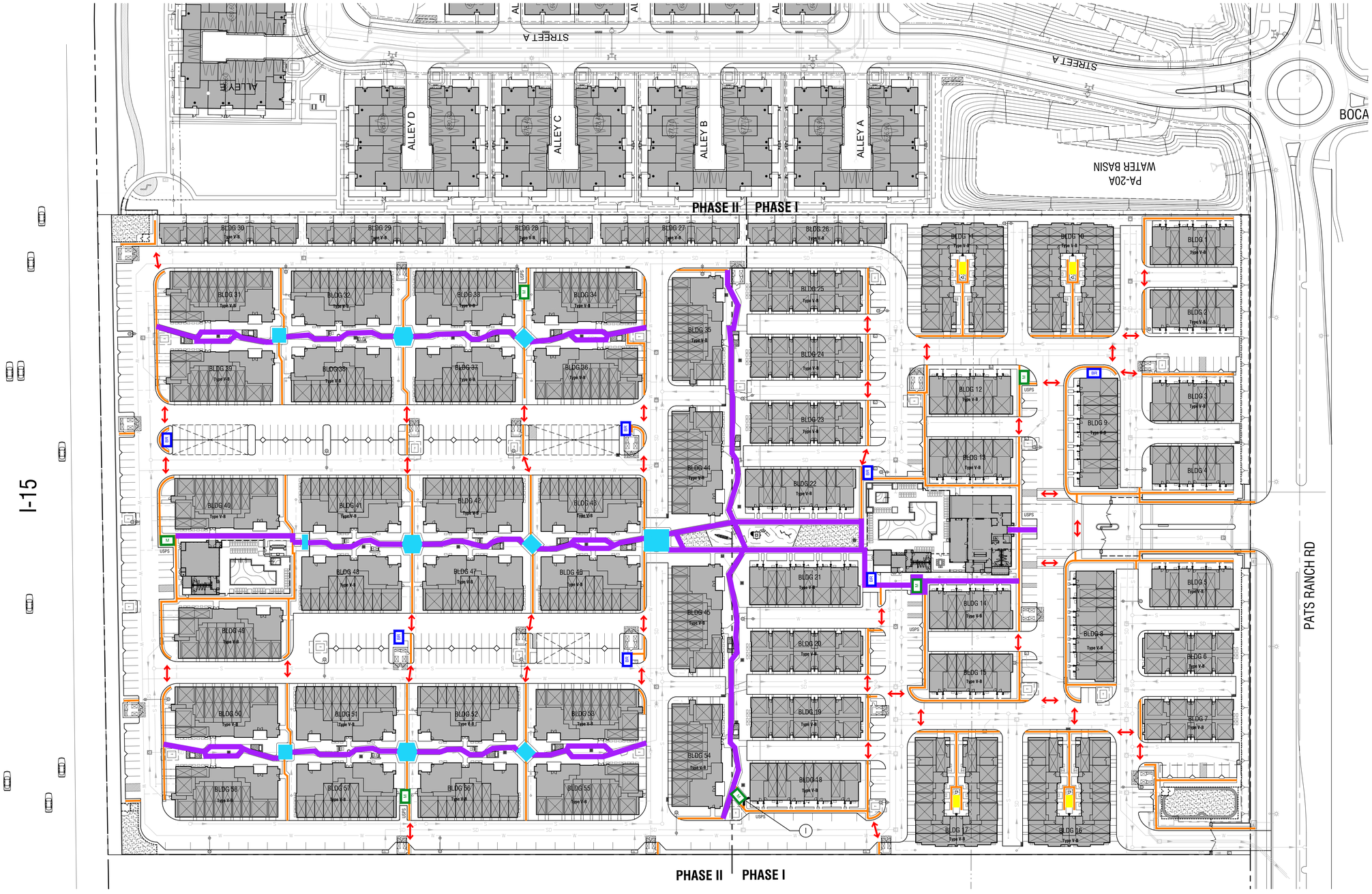
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JURUPA VALLEY, CALIFORNIA

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1-6-2026




LEGEND

- (6) Mailbox - Typical
- (7) Bike Rack - Typical
  -55 Stalls Total
- Central Spine Access - 5' - 10' wide
  -Natural Concrete w/ Sawcut Joints
- Enhanced Paving
  -Concrete, Tile or Colored Concrete w/ sawcut joints
- Secondary Access - 5' wide
  -Natural Grey w/ Medium Broom Finish
- Courtyard - 5' wide
  -Natural Grey w/ Topcast #3 Finish
- Pedestrian Crossing - Typical

CONNECTIVITY PLAN

L7

# VERNOLA PA-17

JURUPA VALLEY, CALIFORNIA

SCALE 1"=50'

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24-038
1-6-2026




## LEGEND

PARKING AREA SHADED BY TREE

PARKING AREA

## SHADE CALCULATION

| | |
|---|---|
| TOTAL PARKING AREA: (EXCLUDES COVERED PARKING SPACES) | 51,216 SF |
| TOTAL SHADING REQUIRED FOR UNCOVERED AREAS: | 25,608 SF |
| PARKING AREA SHADED BY TREES : | 32,107 SF |
| TOTAL SHADE ARE PERCENTAGE: | 63% |

* TREE SIZE SHOWN AT 15 YEARS MATURITY, PER RIVERSIDE COUNTY ORDINANCE

* REFER TO SHEET L1-A FOR TREE LEGEND.

SHADE EXHIBIT

L8

# VERNOLA PA-17

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