City of Jurupa Valley

Staff Report

DATE: JANUARY 15, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER

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

SUBJECT: AGENDA ITEM NO. A

PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 22248: GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP, SITE DEVELOPMENT PERMIT TO ALLOW FOR CONSTRUCTION OF 232 RESIDENTIAL UNITS AND 24,000 SQUARE FEET OF COMMERCIAL/RETAIL SPACE WITHIN A 33-ACRE SITE LOCATED AT THE SOUTHEAST INTERSECTION OF LIMONITE AVENUE AND WINEVILLE AVENUE (APNS: 157-250-011, 157-250-013); APPLICANT: DIVERSIFIED PACIFIC DEVELOPMENT GROUP, LLC

RECOMMENDATION

1) That the City Council conduct a public hearing and adopt **Resolution No. 2026-07** entitled:

   A RESOLUTION OF THE CITY COUNCIL OF JURUPA VALLEY CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NUMBER 2024090808), ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR WINEVILLE MARKETPLACE VILLAGE DEVELOPMENT PROJECT

2) That the City Council conduct a public hearing and adopt **Resolution No. 2026-08** entitled:

   A RESOLUTION OF THE CITY COUNCIL APPROVING MASTER APPLICATION NO. 22248 CONSISTING OF GENERAL PLAN AMENDMENT NO. 22006, TENTATIVE TRACT MAP NO. 38541, AND SITE DEVELOPMENT PERMIT NO. 22072 TO PERMIT THE CONSTRUCTION OF 232 RESIDENTIAL

UNITS AND 24,000 SQUARE FEET OF COMMERCIAL/RETAIL SPACE WITHIN A 33-ACRE SITE FOR A PROJECT LOCATED AT THE SOUTHEAST INTERSECTION OF LIMONITE AVENUE AND WINEVILLE AVENUE (APNS: 157-250-011, 157-250-013)

3) That the City Council conduct a first reading and introduce **Ordinance No. 2026-01**, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 22006 TO REZONE APPROXIMATELY 33-ACRES FROM PLANNED UNIT DEVELOPMENT (PUD-01) TO PLANNED UNIT DEVELOPMENT (PUD-02) LOCATED AT THE SOUTHEAST INTERSECTION OF LIMONITE AVENUE AND WINEVILLE AVENUE (APNS: 157-250-011, 157-250-013)

BACKGROUND

Original Approval. On January 5, 2017, the City Council approved "Wineville Marketplace" project under MA No. 15099 (General Plan Amendment, Change of Zone, Tentative Tract Map (TTM) No. 36957, Tentative Tract Map (TTM) No. 36846, Conditional Use Permit (CUP), and Development Plan to allow the development of a 130 single-family lot residential subdivision and two commercial centers. See Exhibit A for project location. A Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the project were adopted. In 2019, the development plan, Conditional Use Permit, and Tentative Tract Map for the development project expired. In 2021 TTM No. 36957 and TTM No. 36846 expired as the applicant did not submit a second extension of time and the final map was not recorded.

Current Application. In 2022, the applicant, Diversified Pacific, LLC, submitted applications for a General Plan amendment, Change of Zone, Tentative Tract Map and Site Development Permit to develop the site into 232 residential units and 4 acres of commercial.

Planning Commission Recommendation. On October 8, 2025, the Planning Commission held a public hearing and continued this item to October 22, 2025 to allow additional time to complete the environmental review and prepare for public hearing.

On October 22, 2025, the Planning Commission conducted a public hearing and considered the project. During the meeting, issues were discussed regarding density, equestrian amenities, equestrian trails, maintenance, drainage, and buffer to residential properties to the east of the project site. The Planning Commission, on a 3-2 vote, adopted a resolution recommending that the

City Council approve the project. The resolution and excerpt of the meeting minutes are respectively provided as Attachments 3 and 4.

City Council Public Hearing

At the November 20, 2025 City Council meeting, the City Council held a public hearing and continued the hearing to December 4, 2025 at the request of the applicant.

At the December 4, 2025 City Council meeting, the City Council held a public hearing, heard the staff presentation and continued the hearing to January 15, 2025. The Council asked staff to explain whether PUD-01 is still in effect and what additional entitlements are required to enable the owner to build under PUD-01. The Council also asked for an explanation of SB 786 and its impact on PUD-01 and proposed PUD-02.

Staff Response to Council Questions re PUD-01 and SB 786

A. PUD-01

PUD-01 is still in effect as it is the zoning designation for the property and therefore does not expire. The Tentative Tract Map, Development Plan, and Conditional Use Permit have expired so if the developer wanted to build the same uses approved in 2017 the following submittals would need to be made:

- Tentative Tract Map – The developer would need to submit a Tentative Tract Map to subdivide APNs: 157-250-011 and 157-250-013 into 130 parcels, and the 1.1-acre commercial portion. The approving body for a Tentative Tract Map is the Planning Commission.
- Site Development Permit – The applicant would need to submit a Site Development Permit that would have updates to the map number, as well as any changes needed to landscaping, and any other standards that may have been updated since the development plan was approved in 2017. The approving body for the Site Development Permit is the Planning Commission.
- Conditional Use Permit – The applicant would need to submit a CUP for the sale of alcohol within the commercial areas. The approving body for a CUP for alcohol is the Planning Commission.

The General Plan land use designation provides Commercial Retail on 7.67 acres and Medium High Density Residential (MHDR) on 25.14 acres. The developer can build residential uses at 5 to 8 dwelling units per acre on the portion of the site with the MHDR land use designation and

under PUD-1, if it obtains a Site Development Permit and a Tentative Map. Based on the General Plan land use designation, the developer would be able to construct 202 units[1] on the MHDR portion of the property. Jurupa Valley Municipal Code section 9.238.050 provides that residential uses, including single-family and multi-family dwelling are permitted in the PUD zone, subject to the zoning requirements of the adopted PUD. Pages 70 to 71 of the Permitted Uses Section of the PUD-1 Development Plan allows residential and commercial development.

In addition, the developer could file an application for a density bonus and incentives/concessions and waivers of development standards. Under density bonus law, there is a sliding scale where the greater percentage of affordable units that are offered, the higher the density bonus that the developer is allowed to receive. For example, an affordable housing development offering 5% of its units for rent to very low income households or 10% of its units for rent to lower income households is entitled to a density bonus of 20%. So if the developer proposed a project where 5% of the units were restricted to very low income households, then the developer would be entitled to a 20% density bonus meaning the project could build up to 243 units[2]. A 100% affordable housing development where at least 80% of the units are available for lower income households, and up to 20% percent of the units in the development, including total units and density bonus units, are available for moderate-income households, is entitled to a density bonus of 80%. This would allow the developer to construct up to 364 units.[3] If the 100% affordable housing development is located within one-half mile of a major transit stop, or is located in a very low vehicle travel area, then there is unlimited density.

Under density bonus law, the developer would be entitled to a certain number of incentives/concessions based on the percentage of affordable units provided. For example for an affordable housing project offering 5% of its units for rent to very low income households, the developer would be entitled to one incentive/concession. For a 100% affordable housing development, the developer would be entitled to 5 incentives/concessions. Included as Attachment 9 to the staff report is a memorandum prepared by developer's counsel that addresses stackable density bonuses and opines that 404 units could be constructed on PUD-01. While stackable bonuses are permitted under State law, this would require at least 15% of the units be made affordable to very low income households and an additional 15% of the units be made affordable

[1] 25.14 acres x 8 dwelling units per acre = 201.12 units rounded to 202 as required under Government Code Section 65915(q) which requires the rounding up of any fractional unit.

[2] 202 units x 0.20% = 40.4 (rounded to 41) 202 + 41 = 243 units

[3] 202 units x 0.80% = 161.6 (rounded to 162) 202 + 162 = 364 units

to moderate income households. If the affordability levels are higher, then an even greater percentage of units must be reserved as affordable units.

If PUD-2 is approved, and the developer does not develop the project as proposed, the developer or a new developer (upon a subsequent sale) could submit an application for new SDP and tentative tract map at a higher density along with a density bonus and incentives/concessions and waivers of development standards.

B. SB 786

SB 786 was signed by the Governor on October 10, 2025, with an effective date of January 1, 2026. SB 786 clarifies how conflicts between general plan elements are resolved. The Legislature recognized that housing elements frequently contain "quantified development standards," that conflict with older general plan elements that were not updated concurrently. To prevent those conflicts from undermining housing implementation, SB 786 provides that the most recently adopted element controls, ensuring housing element commitments are not nullified by stale general plan provisions. Gov. Code Section 65585.02(b).

Under SB 786, if a "quantified development standard," defined as a site's maximum density or requirements for a height limit, setback, maximum or minimum unit size, lot coverage, or floor area ratio, differs between two elements of the General Plan, the standard in the most recently approved element controls and overrules the conflict of the older standard. Gov. Code Section 65585.02 (a) and (b).

For example, if the Land Use Element requires a 15-foot setback for multi-family residential development but the Housing Element requires a 5-foot setback, and the Housing Element was adopted more recently, then the Housing Element controls, and the applicable setback is 5 feet.

This legislation does not impact the density that can be constructed on the project site as the General Plan designation of 5 to 8 dwelling units per acre controls and there are not provisions in other elements of the General Plan that identify a different density for this site.

PROJECT DESCRIPTION

The proposed project is to develop a mixed-use master plan on 33 acres, and it requires the following entitlements:

1. **General Plan Amendment (GPA):** To change a portion of the project site from Commercial Retail (CR) to Medium High Density Residential (MHDR);

2. **Change of Zone (CZ):** To change zone from Planned Unit Development (PUD)-01 to PUD-02;
3. **Tentative Tract Map (TTM) No. 38541:** To subdivide 33-acre site into 232 residential lots, 5 commercial lots, common area lots, and streets;
4. **Site Development Permit (SDP):** For construction of (a) 232 residential units and (b) 24,000 square-foot of commercial center

See Table 1 general project information, Exhibit B for proposed Site Plan, and Exhibits C and D for General Plan and Zoning maps.

TABLE 1: GENERAL PROJECT INFORMATION

Assessor's Parcel Number(s)	157-250-011 and 157-250-013
Total Acreage of Project Site	33
General Plan Land Use Designation	C-R (Commercial Retail) & MHDR (Medium High Density Residential)
General Plan Overlay	Equestrian Lifestyle Protection Overlay
Zoning Classification	PUD (Planned Unit Development)

EXHIBIT A- PROJECT LOCATION



EXHIBIT B - GENERAL PLAN

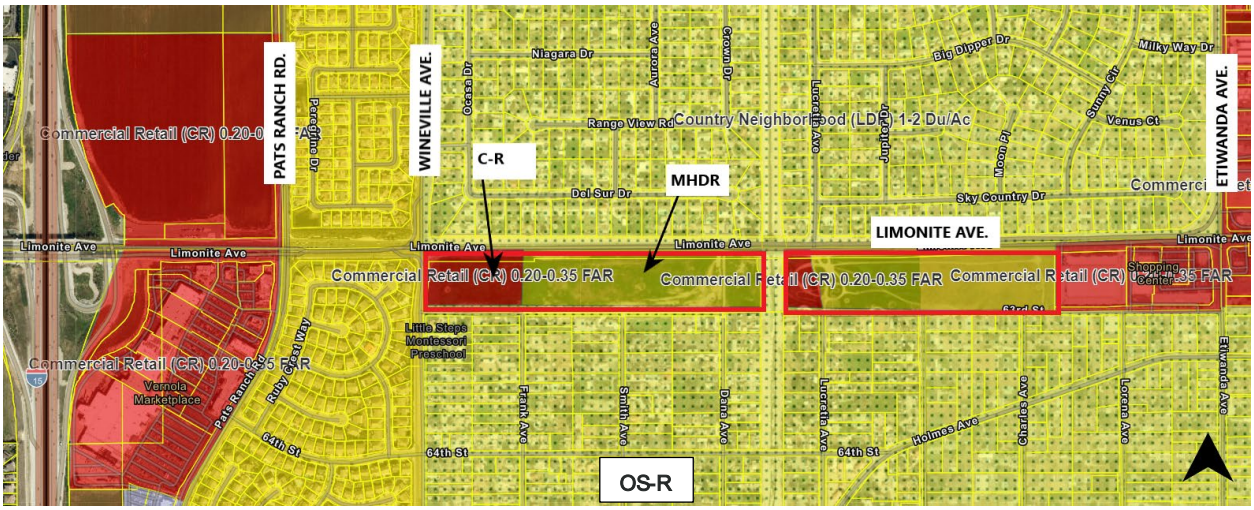
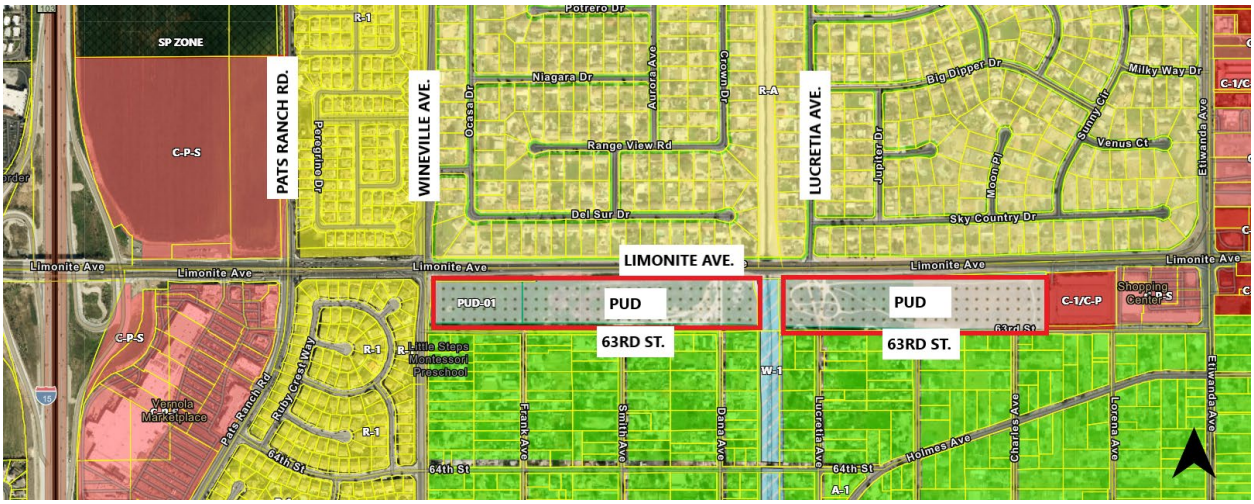


EXHIBIT C - ZONING MAP



PROJECT DESIGN AND SITE LAYOUT

The overall project site is 33 acres and consists of two general areas: residential and commercial. See Exhibits D for the conceptual landscape plan of the residential portion and E for the residential architecture. Exhibits F and G present the conceptual site plan and architectural elevations for the commercial center.

1. Residential Area: The residential tract will consist of 232 residential units on 25 acres with each unit having a 2-car garage. The architecture will consist of Craftsman, Farmhouse, and California Ranch. The housing mix consists of the following:
    a. Single-Family detached: 57 one-story and two-story units are proposed on the north side of 63rd Street. Each unit has three (3) bedrooms, and two and half (2.5) bathrooms. The unit size would range from 1,812 square-foot to 2,744 square-foot.
    b. Rowtown Units: 102 two-story units are proposed on the western side of the site. Each unit would have three- (3) bedrooms and two and half (2.5) bathrooms with one of the plans providing a loft and an optional bedroom. The size of each unit would range from 1,433 square-foot to 1,771 square-foot.; and
    c. Cluster Units: 73 two-story units are proposed on the eastern portion of the residential area. Each unit would have three (3) to four (4) bedrooms, and two and half (2.5) bathrooms to 3 bathrooms with one of the plans providing a loft with an

optional bedroom. The size of each unit would range from 1,877 square-foot to 2,426 square-foot.

EXHIBIT D: CONCEPTUAL RESIDENTIAL LANDSCAPE PLAN



EXHIBIT E: RESIDENTIAL ARCHITECTURAL ELEVATIONS (ROWTOWN)



'A' CRAFTSMAN

NOTE: *COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS



'B' FARMHOUSE

NOTE: *COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS



2. Residential Common Areas: The common areas would be maintained by the homeowner's association (HOA). The community would include improvements and amenities including a private recreational center, community garden and dog park, two tot lots, and an equestrian hitching area. See Exhibit C for the locations of amenities on the conceptual landscape plan.

   Summary of Residential Amenities:

   a) *Rowtown's Private Recreational Center*. The 19,000 square-foot private recreational center is located within the rowtown community along Limonite Avenue. It would consist of a swimming pool and spa, green space for gathering, shaded seating areas, a restroom facility, and a swimming pool equipment room.

   b) *Public Community Garden & Dog Park*: A 17,000 square foot community garden and dog park serving the residential community will be located east of the Day Creek Channel south of Limonite Avenue and west of Lucretia Avenue will consist of areas for small and large dogs, bench seating areas, a decomposed granite trail, community garden, and picnic table seating with shading.

   c) *Publicly Accessible Tot Lots*.

      a. Tot Lot West is a 9,000 square-foot tot lot and located at the end of "C" Street within the rowtown community.

      b. Tot Lot East is a 23,000 square-foot tot lot located east of Lucretia Avenue within the cluster community.

   d) *Hitching Area by Day Creek Channel*. A 17,000 square-foot hitching area serving the public will be located west of the Day Creek Channel and at the terminus of 63rd Street. The area will consist of informal trails surrounding the site, picnic table seating with shading structure, water trough with two hitching posts, and a 2-rail vinyl perimeter fence. Per request of the Planning Commission at the October 22nd meeting an exercising area will be added to the Hitching area for public use.

3. Commercial/Retail Area: A 4-acre commercial center with farmhouse style architecture is proposed on the western portion of the site. It will consist of 4 pads with a total of 24,000 square feet of commercial building area and 207 parking stalls. One of the pads would accommodate a drive-thru establishment. There are two plazas proposed and it would have outdoor seating, bench seating, art pieces, artificial turf for informal gatherings, covered outdoor patio, fireplace, horse staging area, and a shade structure for parking area. The commercial area will be built in phases. All public street improvements surrounding the commercial would be constructed and completed prior to the issuance of the first commercial building permit. The commercial buildings with supporting infrastructure and parking areas would be required to be completed prior to the issuance of the 116th Certificate of Occupancy of a residential unit. Per condition of approval 16b, If not completed prior to the issuance of the 116th Certificate of Occupancy the project will be required to pay the projected sales tax collected by the City of the commercial-retail component of the project every year after the 116th COO. The projected sales tax will be determined by a consultant chosen and approved by the Community Development Director before the 117th Certificate of Occupancy of the residential portion of the project.

   A horse staging area will be located at the corner of Wineville Avenue and 63rd Street. The horse staging area would be able to be used as a rest stop for equestrians that use the trail in the area. In addition, per Planning Commission request at the October 22nd hearing the horse staging area will also provide a water trough. The proposed trail on Limonite Avenue will be extended and wrap around Wineville Avenue and continue through the south side of 63rd Street. The applicant will construct and extend Lucretia Avenue (public street) south to provide a connection to 63rd Street. The trail and extension of Lucretia Avenue will increase connectivity throughout the area.

EXHIBIT F: COMMERCIAL/RETAIL SITE PLAN

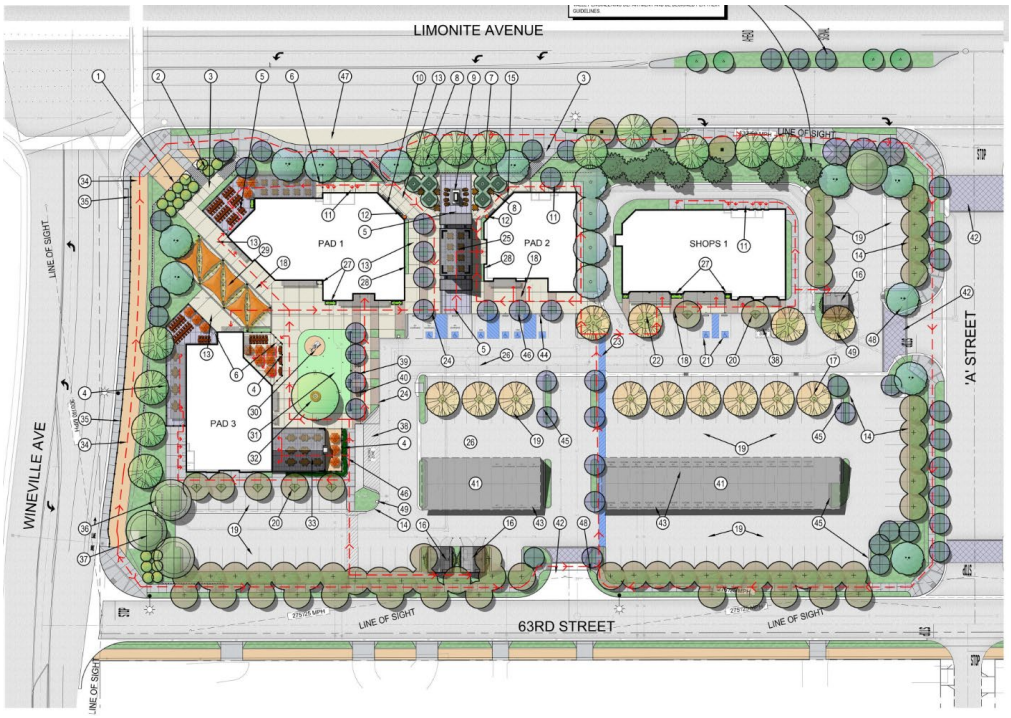
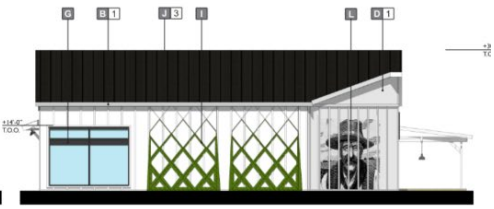


EXHIBIT G: PROPOSED COMMERCIAL/RETAIL ELEVATIONS



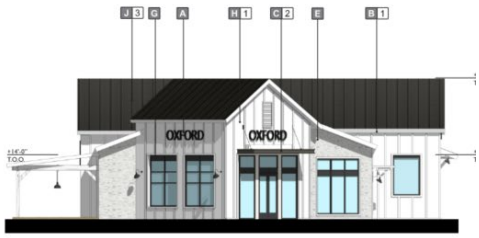
① SOUTH ELEVATION (FRONT)



② EAST ELEVATION (RIGHT)



③ NORTH ELEVATION (REAR)



④ WEST ELEVATION (LEFT)

NOTE: SIGNAGE IS CONCEPTUAL AND UNDER SUBMITTAL THEREFORE THEY ARE SUBJECT

Access and Circulation.

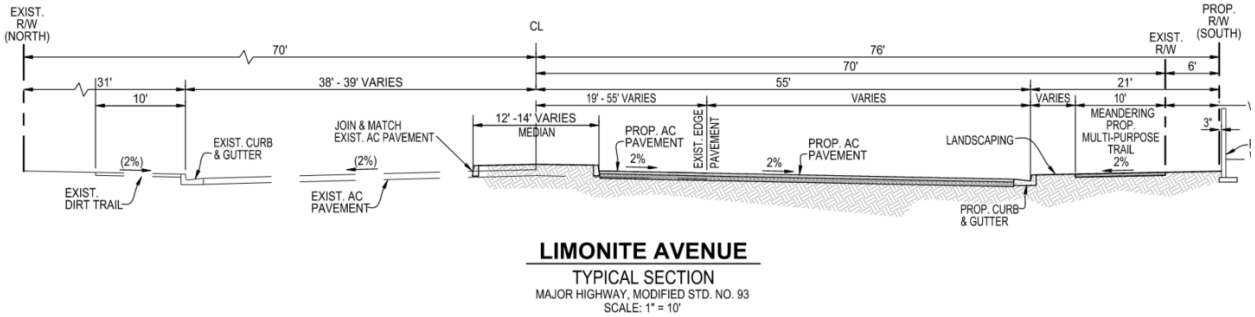
Access & Circulation. The overall development is proposed to have a total of five access points. The four access points consist of "E" Street, Lucretia Avenue, "C" Street, and "A" Street. The fifth access point is from 63rd Street. The main access points to the commercial area would be through "A" and 63rd Street. All internal streets would be a mix of public and private.

The project will provide street improvements along Limonite Avenue, Wineville Avenue, Lucretia Avenue, and 63rd Street, which will improve the overall circulation system and improve the aesthetics of the streetscape. A summary of the improvements are as follows:

- **Limonite Avenue.** The ultimate right-of-way width is 152 feet. The 21-foot-wide parkway south of Limonite Avenue would include 6-foot-wide sidewalk, 10-foot-wide multipurpose trail and landscaped area (varies in width), and street lights. Exhibit H presents the cross-section. No parking is allowed on both sides of Limonite Avenue.

  Limonite Avenue street improvements will consist of 2 to 4 lanes going east to west. Starting at Limonite and Etiwanda eastbound and westbound will remain two lanes. As you move west towards Wineville Avenue Limonite Avenue will expand into 4 lanes going east to west.

EXHIBIT H: LIMONITE AVENUE SECTION

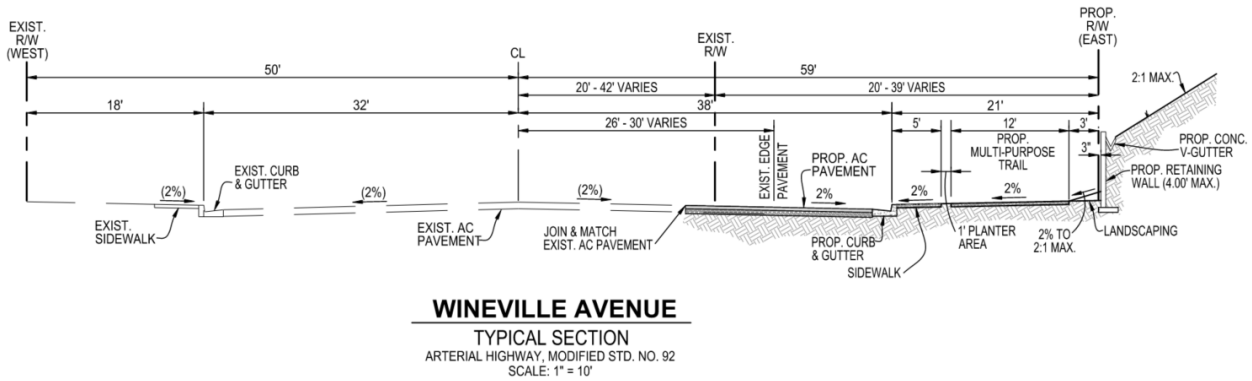


LIMONITE AVENUE
TYPICAL SECTION
MAJOR HIGHWAY, MODIFIED STD. NO. 93
SCALE: 1" = 10'

- **Wineville Avenue.** The ultimate right-of-way width is 118 feet. Dedication of 59-foot of right-of-way, easterly of the centerline, is required. The 21-foot-wide parkway includes a 5-foot-wide sidewalk adjacent to curb, 12-foot-wide multi-purpose trail, street lights, and landscaping. Per Planning Commission request a 48 inch high three rail vinyl fence will also be required along Wineville Avenue. There would be a 1-foot-wide planter between the sidewalk and multi-purpose trail. Additionally, there would be a 3-foot-wide sloped

landscaped area along the property line. Exhibit I presents the cross-section. The modified road will consist of a full three-way intersection.

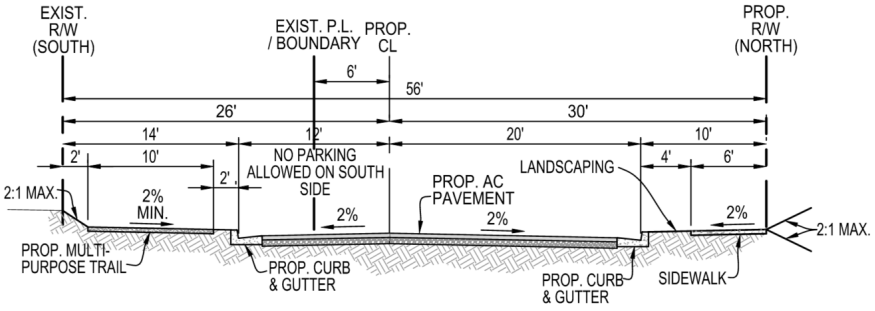
EXHIBIT I: WINEVILLE AVENUE SECTION



WINEVILLE AVENUE
TYPICAL SECTION
ARTERIAL HIGHWAY, MODIFIED STD. NO. 92
SCALE: 1" = 10'

- **63rd Street.** It has an ultimate right-of-way width of 56 feet. The project would provide improvements for a full four lane intersection with Wineville Avenue. 63rd Street will be a four lane road, with two lanes going east and two lanes going west. Exhibit J is a section of 63rd Street. Street lights shall only be installed on the north side of 63rd Street. Parking will not be permitted on the south side of 63rd Street. Per Planning Commission request a 48 inch high three rail vinyl fencing will be required along 63rd Street.

EXHIBIT J: 63RD STREET SECTION



63rd STREET
TYPICAL SECTION
MODIFIED RESTRICTED LOCAL STREET
SCALE: 1" = 10'

- **Lucretia Avenue.** Lucretia Avenue would be extended from Limonite Avenue to 63rd Street providing connectivity. Lucretia Avenue will be improved with an ultimate right-

of-way width of 74 feet. Two new bus stops will be provided north of the project site along Limonite Avenue.

- **Parking Restrictions.** Parking restrictions, including "no stopping any time", shall be implemented along the southerly side of Limonite Avenue and Wineville Avenue, and both sides of Lucretia Avenue. Parking shall be restricted along the northerly side of 63rd Street to no recreational vehicles, commercial vehicles, or vehicles over six (6) feet high.

Landscaping. Abundant landscaping with irrigation system will be installed throughout the proposed project in particular along Limonite Avenue and Wineville Avenue. The site would include a total of 1,201 trees.

Walls and Fences. Walls and fences are proposed only for the residential tract, and along the trails. Along the residential community perimeter, a 6-foot-high split face decorative block wall or 6-foot-high wrought iron fence would be constructed. The interior lot lines would have a 6-foot-high vinyl fence. would be located. Along the proposed trail and the tot lot, there would be a 42-inch high two-rail vinyl fence.

ANALYSIS

I. **ENVIRONMENTAL REVIEW.** An Environmental Impact Report (EIR) was prepared for the Project. The proposed EIR evaluated potential effects with respect to Aesthetics, Agriculture, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, Wildfire, and Other CEQA Considerations, and Alternatives. All feasible mitigation measures have been incorporated to reduce potentially significant impacts; however, the following impacts would remain significant and unavoidable for direct and cumulative impacts following implementation of mitigation measures:

GHG Emissions Generation: Although Mitigation Measures MMs GHG-1 through GHG-7 will serve to potentially reduce GHG related emissions, the reductions will not reduce emissions below applicable thresholds for GHG emissions. Beyond those already presented, there are no feasible mitigation measures available to reduce the total project GHG emissions to less than 3,000 MT CO2e/yr and emissions would result in a significant and unavoidable impact.

The public review period began on June 30, 2025 and ended on August 13, 2025. No comments have been received regarding the EIR since the time of this report. A copy of the Draft EIR and MMRP are provided as Attachments No. 1 and 4.

II. **GENERAL PLAN.** The project is consistent with the General Plan including the Equestrian Lifestyle Protection Overlay.

III. **TITLE 7 – SUBDIVISIONS.** Tentative Tract Map (TTM) No. 38541 complies with all applicable provisions of Title 7 and the Subdivision Map Act. The Engineering Department has reviewed the Project for required travel lanes, access, circulation, grading, and drainage. The recommended conditions address areas such as subdivision, circulation, access, grading, drainage, and water quality.

IV. **TITLE 9 – ZONING ORDINANCE.**

A. Planned Unit Development (PUD) Zone.

Applicant is requesting for a change of zone from PUD-01 to PUD-02 to allow for changes in number of lots and reduction on commercial use. The City's Planned Unit Development (PUD) zone is appropriate for this project. The PUD zone encourages these types of distinctive master planned development projects and allows flexibility for design where commercial can be combined with residential, flexibility on certain development standards, such as minimum lot area or minimum setbacks, which would accommodate for a higher quality project, and also allows to blend housing (mixed use housing). In return for the flexibility in development standards the developer provides public benefits or amenities in a more innovative development project than would otherwise be possible under conventional zoning.

The proposed master planned development is innovative and unique to the City's existing development.

- ***Wineville Marketplace PUD-02 Development Plan*.** Generally, the attached PUD-02 Development Plan (1) identifies the permitted uses; (2) establishes design guidelines and standards; (3) plotting of the homes; and (4) implements the design and requirements for walls, fences, landscaping, and signage.

- Approval of the PUD-02 Development Plan. If the entitlements, including the PUD-02 Development Plan are approved, the applicant is required to submit the **Final** PUD-02 Development Plan under the Site Development Permit for

the Planning Commission's review and approval per Condition No. X for the tentative tract maps. The Planning Commission will review the Final Development Plan to ensure the conformance to the approved development plan under these entitlements.

- Amendments to the PUD-02 Development Plan.
    - Minor Amendments. The Planning Commission is the decision making body for any request to make minor changes, such as the size or position of the building, number of lots, landscape treatment, phasing, to the Final PUD-02 Development Plan. A public hearing is required.
    - Major Amendments. For changes to the overall density, overall configuration of land uses or circulation features, recreational amenities, or purpose or intent of the PUD-02 Development Plan, a new application for a PUD zone is required.

      As an example, current location has an existing zoning of PUD-01. As the developer is proposing a change in density (number of units), configuration of land uses such as going from two commercial components to one, and change in recreational amenities a new application for a PUD zone was required.

The project is consistent with the zoning ordinance including the proposed PUD-02 zone and its development plan. All findings for entitlements can be made and are included in the attached resolution.

NOTICING REQUIREMENTS

For the November 20, 2025 public hearing, legal advertisements were published in the Press Enterprise on October 30, 2025, and public hearing notices were sent to surrounding property owners within 1,000 feet from the boundaries of the project site. Comments provided to date are provided as Attachment 10.

For the December 4, 2025 meeting no noticing was required as it was a continued hearing from the November 20, 2025 City Council hearing. At the December 4, 2025 City Council meeting, the public hearing was continued to January 15, 2026 so no further noticing was required.

FINANCIAL IMPACT

The time to process this application will be covered by a developer application deposit. No additional costs to the City are anticipated.

ALTERNATIVES

1. *Recommended Action*: That the City Council adopt Resolution No. 2026-07, Resolution No. 2026-08, and introduce and conduct the first reading of Ordinance No. 2026-01 to do the following:
    a. Adopt the Environmental Impact Report and Mitigation Monitoring and Reporting Program; and
    b. Approve MA22248 (GPA22006, CZ22006, SDP22072, TTM38541) subject to the Conditions of Approval
2. Deny MA22248 (GPA22006, CZ22006, SDP22072, TTM38541) (No action, maintaining the status quo)
3. Continue the public hearing and provide direction to staff.

City of Jurupa Valley

Prepared by:

Joe Perez

Assistant City Manager/Community Development Director

Submitted by:

Rod B. Butler

Rod B. Butler

City Manager

Reviewed by:

for S. Paragas

Susan Paragas

Director of Finance

Reviewed by:

Michael Flad

Assistant City Manager

Reviewed by:

Peter M. Thorson

City Attorney

ATTACHMENTS:

1) Resolution No. 2026-07 for Certification of Environmental Impact Report
    - Exhibit A. Findings of Fact and Statement of Overriding Considerations
    - Exhibit B. Mitigation Monitoring and Reporting Program
2) Resolution No. 2026-08
    - Exhibit A. General Plan Amendment Exhibit
    - Exhibit B. Conditions of Approval
    - Exhibit C. Development Plan
3) Ordinance No. 2026-01 for approval of Change of Zone (CZ) No. 22006
    - Exhibit A. Change of Zone
4) Final Environmental Impact Report (FEIR)
5) Adopted Resolution No. PC-2025-23 without exhibits as these exhibits are the same as the one attached to Resolution No. 2026-07)
6) Excerpt of the Planning Commission Minutes from October 22, 2025
7) Project Plan Set (Architectural, Civil, and Landscape Plans)
8) Memorandum from Rutan & Tucker regarding Density Bonus Law
9) Public Comments

ATTACHMENT NO. 1

Resolution No. 2026-07 for Certification of
Environmental Impact Report

RESOLUTION NO. 2026-07

A RESOLUTION OF THE CITY COUNCIL OF JURUPA VALLEY CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NUMBER 2024090808), ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR WINEVILLE MARKETPLACE VILLAGE DEVELOPMENT PROJECT

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:

Section 1. **Project**.

(a) Diversified Pacific Development Group, LLC (the "Applicant") has applied for Master Application No. 22248 (MA No. 22248) which consists of General Plan Amendment No. ("GPA") 22006, Change of Zone No. ("CZ") 22006, Tentative Tract Map No. ("TTM") 38541, and Site Development Permit No. ("SDP") 22072 to allow for the construction of 232 residential units and 24,000 square feet of commercial/retail space within a 33-acre site, for a project located at the southeast intersection of Limonite Avenue and Wineville Avenue (APNs: 157-250-011, 157-250-013) ("Project").

Section 2. **Procedural Findings**. The City Council does hereby find, determine, and declare that:

(a) The Project was processed, including but not limited to all public notices, in the time and manner prescribed by State and local law, including the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 *et seq.*) and the State CEQA Guidelines ("CEQA Guidelines") (14. Cal. Code Regs. § 15000 *et seq.*)

(b) Pursuant to CEQA, the City is the lead agency for the Project because it is the public agency with the authority and principal responsibility for reviewing, considering, and potentially approving the proposed Project.

(c) The City determined that an environmental impact report ("EIR") would be required for the proposed Project and issued a Notice of Preparation ("NOP") on September 20, 2024. The NOP was sent to the State Clearinghouse, responsible agencies, trustee agencies, and interested parties. The purpose of the NOP was to receive comments and input from interested public agencies and private parties on issues to be addressed in the EIR for the Project.

(d) In accordance with CEQA Guidelines Section 15082(c)(1), a scoping meeting was held on June 3, 2025. The purpose of the meetings was to solicit additional suggestions on the scope of the Draft EIR.

(e) The scope of the Draft EIR was determined based on the NOP, comments received in response to the NOP, and technical input from environmental consultants.

(f) The City conducted an environmental review of the Project to ensure that the City's decision makers and the public are fully informed about the potential significant environmental effects of the Project; to identify ways that environmental damage can be avoided or significantly reduced; and to prevent significant, avoidable damage to the environment by requiring changes in the Project using mitigation measures which have been found to be feasible. To do this, the City, acting as lead agency under CEQA, undertook the following:

a. Determined that an EIR would be required for the proposed Project and issued a Notice of Preparation ("NOP") on September 20, 2024. The NOP was sent to the State Clearinghouse (SCH #2024090808), responsible agencies, organizations, and interested parties, and posted on the City's website for a thirty (30)-day public review period from September 20, 2024 to October 19, 2024. The purpose of the NOP was to receive comments and input from interested public agencies and private parties on issues to be addressed in the EIR for the proposed Project.

b. Prepared a Draft EIR for the Project, including preparation and review, as applicable, of all necessary technical studies and reports in support of the Draft EIR.

c. Made available copies of the documents for public review and inspection at the Jurupa Valley City Hall and two Jurupa Valley Public Library facilities (Glen Avon Library, and Louis Rubidoux Library).

d. All the documents identified above and all the documents which are required to be part of the record pursuant to PRC §21167.6(e) are on file with the City of Jurupa Valley Planning Division located at 8930 Limonite Avenue in Jurupa Valley, CA 92509. Questions should be directed to Reynaldo Aquino, Senior Planner.

(g) Upon completion of the Draft EIR in June 2025, the City initiated a public comment period by preparing and sending a Notice of Availability ("NOA") for the Draft EIR to all interested persons, agencies, and organizations; the NOA also was published in the The Press Enterprise. The City also filed a Notice of Completion ("NOC") with the State Office of Planning and Research. The Draft EIR was made available for a 45-day public review period beginning on June 30, 2025 and ending on August 13, 2025.

(h) Copies of the Draft EIR were sent to various public agencies, as well as to organizations and individuals requesting copies. In addition, copies of the documents have been available for public review and inspection at the City of Jurupa Valley's City Hall and two Jurupa Valley Public Library facilities (Glen Avon Library, and Louis Rubidoux Library). The Draft EIR was also made available for download via the City's website: https://www.jurupavalley.org/DocumentCenter/Index/68 (see folder labeled MA22248 Wineville and Limonite Avenues Project).

(i) During the public review period for the Draft EIR, a Scoping Meeting was held on Tuesday, June 3, 2025 to solicit input on the Project and the EIR.

(j) In response to the Draft EIR, four written comments were received. In compliance with CEQA Guidelines Section 15088, the City prepared written responses to all comments that were timely received on the Draft EIR. None of the comments presented any new significant

environmental impacts or otherwise constituted significant new information requiring recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

(k) The Final EIR, which is on file with the City Clerk, is incorporated herein by this reference. The Final EIR consists of the Draft EIR and all of its appendices, the comments and responses to comments on the Draft EIR, and clarifications/revisions to the Draft EIR. The Final EIR was made available to the public and to all commenting agencies at least 10 days prior to certification of the Final EIR, in compliance with Public Resources Code Section 21092.5(a).

(l) On October 22, 2025, the Planning Commission considered the Project and adopted Resolution 2025-23 by a 3-2 vote recommending approval of the Project and certifying the Final EIR by the City Council.

(m) On November 20, 2025, the City Council, at a duly noticed public hearing, considered the Project and the Final EIR, at which time the City staff presented its report and interested persons had an opportunity to be heard and to present evidence regarding the Project and the Final EIR. The City Council continued the hearing to December 4, 2025 to allow staff and the Applicant to refine the project.

(n) On December 4, 2025, the City Council of the City of Jurupa Valley opened the public hearing on the Project and the Final EIR at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony, the City Council continued the public hearing on the Project to January 15, 2026.

(o) On January 15, 2026, the City Council of the City of Jurupa Valley held a public hearing on the Project and the Final EIR at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony, the City Council closed the public hearing.

(p) Section 15091 of the CEQA Guidelines requires that a public agency, before approving a project for which an EIR is required, make one or more of the following written finding(s) for each significant effect identified in the EIR accompanied by a brief explanation of the rationale for each finding:

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR; or,

2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency; or,

3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

(q) These required written findings are set forth in Exhibit A, attached hereto and incorporated herein by reference as if set forth in full, and are hereby adopted.

1. Environmental impacts determined to have no impact or a less than significant impact without mitigation are described in Section 3.0 of Exhibit A.

2. Environmental impacts determined in the EIR to be less than significant with mitigation are described in Section 4.0 of Exhibit A.

3. Environmental impacts that remain significant and unavoidable despite the imposition of all feasible mitigation are described in Section 5.0 of Exhibit A.

4. Alternatives that might eliminate or reduce significant environmental impacts are described in Section 6.0 of Exhibit A.

(r) CEQA Guidelines Section 15093 requires that if a project will cause significant unavoidable adverse impacts, the public agency must adopt a Statement of Overriding Considerations prior to approving the project. A Statement of Overriding Considerations states that any significant adverse project effects are acceptable if expected project benefits outweigh unavoidable adverse environmental impacts. The Statement of Overriding Considerations is attached hereto as Exhibit A, is incorporated herein by reference as if set forth in full, and is hereby adopted.

(s) CEQA Section 21081.6 requires the City to prepare and adopt a Mitigation Monitoring and Reporting Program for any project for which mitigation measures have been imposed to ensure compliance with the adopted mitigation measures. The Mitigation Monitoring and Reporting Program is attached to this Resolution as Exhibit B, is herein incorporated by reference as if set forth in full, and is hereby adopted.

(t) Prior to taking action, the City Council has heard, been presented with, reviewed, and considered the information and data in the administrative record, including the Final EIR, the written and oral comments on the Draft EIR and Final EIR, responses to comments, staff reports and presentations, and all oral and written testimony presented during the public hearing on the proposed Project.

(u) Custodian of Records. The City Clerk of the City of Jurupa Valley is the custodian of records, and the documents and other materials that constitute the record of proceedings upon which this decision is based are located at the Office of the City Clerk, City of Jurupa Valley, 8930 Limonite Ave., Jurupa Valley, CA 92509.

Section 3. **Substantive Findings**. The City Council does hereby:

(a) Declare that the above Procedural Findings are true and correct, and hereby incorporates them herein by this reference.

(b) Find that agencies and interested members of the public have been afforded ample notice and opportunity to comment on the Final EIR and the proposed Project.

(c) Find and declare that the City Council has independently considered the administrative record before it, which is hereby incorporated by reference and which includes the Final EIR, the written and oral comments on the Draft EIR, staff reports and responses to comments incorporated into the Final EIR, and all testimony related to environmental issues regarding the proposed Project.

(d) Find and determine that the Final EIR fully analyzes and discloses the potential impacts of the proposed Project, and that those impacts have been mitigated or avoided to the extent feasible for the reasons set forth in the Findings attached as Exhibit A and incorporated herein by reference, with the exception of those impacts found to be significant and unmitigable as discussed therein.

(e) Find and declare that the Final EIR reflects the independent judgment of the City Council. The City Council further finds that the additional information provided in the staff reports, in comments on the Draft EIR, the responses to comments on the Draft EIR, and the evidence presented in written and oral testimony does not constitute new information requiring recirculation of the EIR under CEQA. None of the information presented has deprived the public of a meaningful opportunity to comment upon a substantial environmental impact of the proposed Project or a feasible mitigation measure or alternative that the City has declined to implement.

(f) Certify the Final EIR as being in compliance with CEQA. The City Council further adopts the Findings pursuant to CEQA and the Statement of Overriding Considerations as set forth in Exhibit A, respectively, and adopts the Mitigation Monitoring and Reporting Program attached as Exhibit B. The City Council further determines that all of the findings made in this Resolution (including Exhibit A) are based upon the information and evidence set forth in the Final EIR and upon other substantial evidence that has been presented at the hearing before the City Council, and in the record of the proceedings. The City Council further finds that each of the overriding benefits stated in Exhibit A, by itself, would individually justify proceeding with the proposed Project despite any significant unavoidable impacts identified in the Final EIR or alleged in the record of proceedings.

(g) The City Council hereby directs City staff to implement and to monitor the mitigation measures as described in Exhibit B.

(h) The City Council hereby directs staff to file a Notice of Determination as set forth in Public Resources Code Section 21152.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on January 15, 2026.

_____

Mayor

ATTEST:

Maria Morris
City Clerk

CERTIFICATION

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

I, Maria Morris, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2026 0 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the January 15, 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this January 15, 2026.

_____
Maria Morris, City Clerk
City of Jurupa Valley

EXHIBIT A OF ATTACHMENT NO. 1

Findings of Fact and Statement
of Overriding Considerations

EXHIBIT A

Findings of Fact and Statement of Overriding Considerations for the:

Wineville Marketplace Village Development Project

State Clearinghouse No. 2024090808

Lead Agency

City of Jurupa Valley

8930 Limonite Avenue

Jurupa Valley, CA 92509

Project Applicant

Diversified Development Group, LLC

October 2025

1.0 INTRODUCTION AND PURPOSE

The City Council of the City of Jurupa Valley (the "City Council") in approving the Wineville Market Place Housing Project (the "Project") makes the Findings described below. The Findings are based upon the entire record before the City Council, as described in Subsection 1.3 below, including the Environmental Impact Report ("EIR") prepared for the Project with the City of Jurupa Valley (the "City") acting as lead agency under the California Environmental Quality Act ("CEQA").

The Notice of Preparation, Notice of Availability, Draft EIR, Technical Studies, and Final EIR will be referred to collectively herein as the "EIR" unless otherwise specified.

1.1 FINDINGS REQUIRED UNDER CEQA

Public Resources Code (PRC) Section 21002 provides that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]" The statute also provides that the procedures required by CEQA are "intended to assist public agencies in systematically identifying both the significant effects of projects and the feasible alternatives or feasible mitigation measures which will avoid or lessen such significant effects." Finally, Section 21002 indicates that "in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved despite one or more significant effects thereof."

The mandate described in PRC Section 21002 is implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. For each significant environmental effect identified in an EIR for a project, the approving agency must issue a written finding reaching one or more of three permissible conclusions. The first such finding is that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR. The second finding is that such changes or alterations fall within the responsibility and jurisdiction of another public agency, not the agency making the finding. The third finding is that specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR. (CEQA Guidelines, §15091.) PRC Section 21061.1 defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors."

1.2 PROJECT SUMMARY

1.2.1 SITE LOCATION

The Project is located in the City of Jurupa Valley, Riverside County, California. More specifically, the Project is located on approximately 33 acres at the southeast intersection of Limonite Avenue and Wineville Avenue within the City of Jurupa Valley and the County of Riverside, California. The Project site is bordered by Limonite Avenue to the north, Wineville Avenue to the west, 63rd Street to the south, and a commercial self-storage center to the east. The Project site includes portions of Assessor's Parcel

Numbers (APNs): 157-250-011 and 157-250-013. APN 157-250-012 is the Day Creek Channel, which is not part of the Proposed Project.

1.2.2 PROJECT OVERVIEW

The Project proposes to develop a multi-use project that combines residential and commercial uses. The proposed Project includes a total of 232 residential units and 24,000 square feet (sq. ft.) of commercial/retail space within the approximately 33 acres. The residential portion of the Project would develop approximately 29 acres of the site into 232 residential lots, featuring a mix of 57 single-family detached homes, 102 rowtown units, and 73 cluster units, for a density of 8 dwelling units per acre (du/acre).

The principal discretionary actions required of the City of Jurupa Valley to implement the Project include General Plan Amendment (GPA) No. 22006, Change of Zone (CZ) No. 22006, Tentative Tract Map (TTM) No. 38541, and Site Development Permit No. 22072 (collectively, Master Application No. 22248).

1.2.3 PROJECT OBJECTIVES

The project's underlying purpose is to develop a vacant, undeveloped, and under-utilized site in an area within the City with predominantly residential and commercial uses, featuring residential and commercial development. The following is a list of specific objectives that the Project is intended to achieve:

- Provide a range of housing opportunities in a diverse mix of neighborhoods to support an array of housing choices for a variety of population, lifestyles and family groups.
- Create a neighborhood that has a unique character and quality with a commitment to exemplary living, working, and recreational environments by providing a mix of uses that includes residential, commercial, and recreational opportunities that meet local, community, and regional needs.
- Develop recreational and community open spaces by constructing amenities such as, but not limited to, a community pool and spa, a dog park, and an integrated trails network to create passive and active leisure opportunities that cater to residents and surrounding communities.
- Provide a comprehensive circulation network with integrated mobility options including pedestrian and bicycle amenities, with enhanced connectivity and safety as alternatives to automobile use. Incorporate two new bus turnouts and multi-use trails systems that facilitate along the Limonite Avenue frontage the ultimate vision of the City.
- Transform the proposed Project area into a visually attractive, aesthetically welcoming, and safe environment.

1.2.4 CITY OF JURUPA VALLEY ACTIONS COVERED BY THE EIR

The following discretionary and administrative actions are required of the City to implement the Project. The EIR prepared for the Project covers all discretionary and administrative approvals that may be needed to construct or implement the Project, whether or not they are explicitly listed below.

- General Plan Amendment (GPA) No. 22006
- Change of Zone (CZ) No. 22006
- Tentative Tract Map (TTM) No. 38541
- Site Development Permit No. 22072

1.2.5 Approvals From Other Agencies

PRC Section 21104 requires that responsible and trustee agencies review all EIRs (see also CEQA Guidelines Section 15082 and Section 15086(a)). As defined by CEQA Guidelines Section 15381, "the term 'Responsible Agency' includes all public agencies other than the Lead Agency that have discretionary approval power over the project." A "Trustee Agency" is defined in CEQA Guidelines Section 15386 as "a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California."

The agencies expected to use the EIR are described below. However, the EIR can be used by any Trustee Agency or Responsible Agency, whether identified in the EIR or not, as part of its decision-making processes in relation to the proposed Project.

Agency	Action
Responsible Agencies	
Riverside County Flood Control and Water Conservation District	Riverside County Flood Control and Water Conservation District is responsible for the master planned drainage infrastructure that would be utilized by the Project and issuing an encroachment permit for any construction related activities occurring within District right of way or facilities.
Santa Ana Regional Water Quality Control Board (RWQCB)	Santa Ana RWQCB is responsible for the protection of California's water resources and water quality. The Santa Ana RWQCB is responsible for issuance of a National Pollutant Discharge Elimination System ("NPDES") Permit to ensure that during and after Project construction, on-site water flows do not result in siltation, other erosional actions, or degradation of surface or subsurface water quality.
South Coast Air Quality Management District (SCAQMD)	SCAQMD is responsible for the issuance of construction-related permits. that allow for the construction and operation of the Project to ensure that during and post-Project construction and during Project operation, Project emissions do not result in significant impacts to air quality.
Jurupa Community Services District (JCSD)	JCSD approves the required installation of new JCSD facilities/connections to service the Project.

1.3 Environmental Review and Public Participation

The City conducted an environmental review of the Project to ensure that the City's decision makers and the public are fully informed about the potential significant environmental effects of the Project; to identify ways that environmental damage can be avoided or significantly reduced; and to prevent significant, avoidable damage to the environment by requiring changes in the Project using mitigation

measures which have been found to be feasible. To do this, the City, acting as lead agency under CEQA, undertook the following:

- Determined that an EIR would be required for the proposed Project and issued a Notice of Preparation ("NOP") on September 20, 2024. The NOP was sent to the State Clearinghouse (SCH #2024090808), responsible agencies, organizations, and interested parties, and posted on the City's website for a thirty (30)-day public review period from September 20, 2024 to October 19, 2024. The purpose of the NOP was to receive comments and input from interested public agencies and private parties on issues to be addressed in the EIR for the proposed Project.

- Prepared a Draft EIR for the Project, including preparation and review, as applicable, of all necessary technical studies and reports in support of the Draft EIR.

- Initiated a public comment period on June 30, 2025, by preparing and sending a Notice of Availability ("NOA") to all responsible agencies, trustee agencies, the Riverside County Clerk, other interested parties, and organizations and individuals who had previously requested the NOA to inform recipients that the Draft EIR was available for a forty-five (45)-day public review period beginning on June 30, 2025 and ending on August 13, 2025.

- Published the NOA in The Press Enterprise.

- Sent a Notice of Completion ("NOC") and copies of the Draft EIR to the California Office of Planning and Research, State Clearinghouse, on June 26, 2025.

- Sent copies of the Draft EIR to various public agencies, as well as to organizations and individuals requesting copies.

- Made available copies of the documents for public review and inspection at the Jurupa Valley City Hall and two Jurupa Valley Public Library facilities (Glen Avon Library, and Louis Rubidoux Library).

- Made available the Draft EIR for download via the City's website: https://www.jurupavalley.org/DocumentCenter/Index/68 (see folder labeled MA22248 Wineville and Limonite Avenues Project)

- Planning Commission hearing scheduled on October 22, 2025.

- City Council hearing forthcoming, on November 20, 2025.

All the documents identified above and all the documents which are required to be part of the record pursuant to PRC §21167.6(e) are on file with the City of Jurupa Valley Planning Division located at 8930 Limonite Avenue in Jurupa Valley, CA 92509. Questions should be directed to Reynaldo Aquino, Senior Planner.

2.0 ENVIRONMENTAL IMPACTS AND FINDINGS

The EIR was prepared under the supervision and direction of the Planning staff of the City's Planning Division. The thorough review of the Draft EIR (or, DEIR) and Final EIR (or, FEIR) by City staff, and the review and careful consideration of the Final EIR by the City Council conclusively show that the Final EIR is the product of and reflects the independent judgment and analysis of the City as the Lead Agency.

3.0 ENVIRONMENTAL FINDINGS WITH LESS-THAN-SIGNIFICANT IMPACTS, WHICH REQUIRE NO MITIGATION

The following topics were determined through the Initial Study not to require analysis in the EIR, with no mitigation required:

3.1 AESTHETICS

3.1.1

- The Project would not result in a substantial adverse effect on a scenic vista.
- The Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- The Project would not be inconsistent with applicable zoning or substantially degrade the existing visual character or quality of public views of the site and its surroundings.
- The Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

3.2 AGRICULTURAL AND FORESTRY RESOURCES

3.2.1

- The Project would not convert land identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on General Plan Figure 4.13, Farmland in Jurupa Valley, to non-agricultural use.
- The Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract.
- The Project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Code § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g)).
- The Project would not result in the loss of forest land or conversion of forest land to non-forest use.
- The Project would not involve other changes in the existing environment that, due to their location or nature, could result in the conversion of Farmland to non-agricultural use or the conversion of forest land to non-forest use.

3.3 AIR QUALITY

3.3.1

- The Project would not conflict with or obstruct implementation of the applicable air quality plan.
- The Project would not 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.
- The Project would not expose sensitive receptors to substantial pollutant concentrations.
- The Project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

3.4 BIOLOGICAL RESOURCES

3.4.1

- The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

3.5 CULTURAL RESOURCES

3.5.1

- The Project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5.
- The Project would not disturb any human remains, including those interred outside of formal cemeteries.

3.6 ENERGY

3.6.1

- The Project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.
- The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

3.7 GEOLOGY AND SOILS

3.7.1

- The Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
    i. Strong seismic ground shaking.

ii. Seismic-related ground failure, including liquefaction.
iii. Landslides.

- The Project would not result in substantial soil erosion or the loss of topsoil.
- The Project would not be located on a geologic unit or soil that is unstable, or that would become unstable because of the Project, and potentially result in on-site or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse.
- The Project would not be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property.
- The Project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

3.8 GREENHOUSE GAS EMISSIONS

3.8.1

- The Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

3.9 HAZARDS AND HAZARDOUS MATERIALS

3.9.1

- The Project would not 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.
- The Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- The Project would not be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, create a significant hazard to the public or the environment.
- The Project would not be 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, such that the Project would result in a safety hazard or excessive noise for people residing or working in the Project area.
- The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- The Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

3.10 HYDROLOGY AND WATER QUALITY

3.10.1

- The Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.
- The Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge, such that the project may impede sustainable groundwater management of the basin.
- The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:
  (i) Result in substantial erosion or siltation on- or off-site.
  (ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
  (iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
  (iv) Impede or redirect flood flows.
- The Project would not result in flood hazard, tsunami, or seiche zones risk the release of pollutants due to project inundation.
- The Project would not conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan.

3.11 LAND USE AND PLANNING

3.11.1

- The Project would not physically divide a community.
- The Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

3.12 NOISE

3.12.1

- The Project would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- The Project would not result in the generation of excessive groundborne vibration or groundborne noise levels.
- The Project is not located within the vicinity of a private airstrip or 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,

such that the Project would the project expose people residing or working in the project area to excessive noise levels.

3.13 POPULATION AND HOUSING

3.13.1

- The Project would not induce substantial unplanned population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
- The Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

3.14 PUBLIC SERVICES

3.14.1

- The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
    1. Fire protection.
    2. Police protection.
    3. Schools.
    4. Parks.
    5. Other public facilities.

3.15 RECREATION

3.15.1

- The Project would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- The Project would not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

3.16 TRANSPORTATION

3.16.1

- The Project would not conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

- The Project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).
- The Project would not substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- The Project would not result in inadequate emergency access.

3.17 UTILITIES AND SERVICE SYSTEMS

3.17.1

- The Project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.
- The Project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple years.
- The Project would not result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- The Project would not generate solid waste more than State or local standards, or more than the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.
- The Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

4.0 ENVIRONMENTAL IMPACTS MITIGATED TO A LEVEL OF LESS-THAN-SIGNIFICANT

The Final EIR identified the potential for the Project to cause significant environmental impacts in the following areas, but mitigation measures have been identified that would mitigate all of the environmental impacts to these areas to a less than significant level. The City Council finds that the proposed feasible mitigation measures identified in the Final EIR would reduce the Project's impacts to less than significant as follows.

4.4 BIOLOGICAL RESOURCES

4.4.1

- The Project could have a substantial adverse effect, either directly or through habitat modifications, on a 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. This impact is **Potentially Significant**.

❑ Findings

Changes or alterations have been required in, or incorporated into, the Project, which avoid or substantially lessen the significant environmental effects identified in the EIR. The Project is required to comply with PPP 4.4-1, MM-BIO-1, MM-BIO-2, and MM-BIO-3, which would reduce these impacts to less than significant.

❑ Substantial Evidence and Facts in Support of Findings

The literature review and database searches conducted as part of the Biological Technical Report and MSHCP Consistency Analysis identified 46 special status plant species that could occur on or near the Project site. Only one species, the smooth tarplant, was found to have a moderate potential to occur on the Project site due to presence of marginally suitable grassland habitat. However, the species was not observed during the site biological surveys.

The literature review and database searches conducted as part of the Biological Technical Report and MSHCP Consistency Analysis identified 46 special status wildlife species. The burrowing owl was found to have a high potential to occur on the Project site and five species including the Crotch bumble bee, California glossy snake, red-diamond rattlesnake, grasshopper sparrow, and Los Angeles pocket mouse were determined to have a low potential to occur on the Project site. Of those five species, three (red-diamond rattlesnake, grasshopper sparrow, and Los Angeles pocket mouse) are MSHCP covered species that are considered adequately conserved, and the Project site is not located within any MSHCP designated survey areas for these species.

Suitable habitat for the Burrowing Owl (Athene cunicularia), which is classified as a Species of Special Concern by the California Department of Fish and Wildlife (CDFW), was observed on the Project site during the field surveys. No burrowing owls were detected during the habitat assessments and focused survey; however, habitat suitable for the Burrowing Owl was found on the project site; and the Biological Technical Report recommended a preconstruction survey for Burrowing Owl.

Additionally, marginally suitable nectaring and burrow habitat is present for the Crotch bumble bee on the Project site within the nonnative grassland vegetation and the Biological Technical Report recommended a preconstruction survey for Crotch bumble bee.

Mitigation Measures MM-BIO-1 and MM-BIO-2 require pre-construction surveys for burrowing owl and crotch bumble bees, with protocols set forth in the mitigation measures to address and avoid Project-related impacts should these species be found. These surveys thus seek to avoid impacts through reconnaissance to the extent practicable. Further, MM-BIO-3 requires biological monitoring to ensure that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. With the imposition of these mitigation measures, substantial evidence support the conclusion that impacts will be **less than significant**.

MM-BIO-1: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection: 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 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.

If no burrowing owls are observed during the survey, site preparation and construction activities may begin. If burrowing owl are present or 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, California Department of Fish and Wildlife (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.

The qualified biologist and Project Applicant shall coordinate with the City, CDFW, and USFWS to develop a Burrowing Owl Plan to be approved by the City, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to 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.

If active burrowing owl burrows are detected outside the breeding season or during the breeding season and it's 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 will 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 City 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.

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.

MM-BIO-2: Pre-Construction Crotch Bumble Bee Survey: The Crotch bumble bee is legally protected under the California ESA as a Candidate Species. Prior to ground-disturbing activities are scheduled to occur, a preconstruction surveys be conducted in accordance with the established survey protocol provided by CDFW. If no such protocol is available and ground-disturbing activities are scheduled to occur during the Crotch bumble bee flight season (February 16 through October 31), then it is required that a minimum of two Crotch bumble bee preconstruction surveys are conducted by a qualified biologist experienced in identifying the species prior to ground disturbing activities (including vegetation and tree removal). The surveys shall be conducted no more than 14 days and three (3) days prior to ground-disturbing activities and vegetation clearing activities that are to occur during the flight season.

Should vegetation removal or ground-disturbing activities be scheduled to begin during the overwintering season (November 1 to February 15), when Crotch bumble bees are not detectable aboveground, then four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season (late March through August) immediately prior to start of construction. It is important to note that if Crotch bumble bee is determined to occur within the Project area at any time, coordination with CDFW will be required and the project may need to obtain an Incidental Take Permit under Section 2081 of the California ESA.

MM-BIO-3: Biological Monitoring: A qualified biologist shall be present to monitor all initial ground-disturbing and vegetation-clearing activities conducted for the Project. During each monitoring day, the biological monitor shall perform clearance survey "sweeps" at the start of each workday that vegetation clearing takes place to minimize impacts on special- status species with potential to occur. The monitor will be responsible for ensuring that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. Biological monitoring shall take place until the Project site has been completely cleared of any vegetation. If an active bird nest is identified, the biological monitor shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist. If special- status wildlife species are detected during biological monitoring activities and impacts are unavoidable, then consultation with the USFWS and/or CDFW shall be conducted, and a mitigation plan shall be developed to avoid and offset impacts to these species. Mitigation measures may consist of work restrictions and/or additional biological monitoring activities after ground-disturbing activities are complete.

4.4.2

- The Project could have a substantial adverse effect on a riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. This impact is **Potentially Significant**.

❑ Findings

Changes or alterations have been required in, or incorporated into, the Project, which avoid or substantially lessen the significant environmental effects identified in the EIR. The Project is required to comply with PPP 4.4-1, MM-BIO-1, MM-BIO-2, and MM-BIO-3, which would reduce these impacts to less than significant.

❑ Substantial Evidence and Facts in Support of Findings

As discussed above in Section 4.1.1, during the literature and database reviews and based on the site reconnaissance and surveys, the Project has the potential for direct impacts on Burrowing Owl and Crotch bumble bee. Therefore, mitigation measures MM-BIO-1, MM-BIO-2, and MM-BIO-3 are required.

Mitigation Measures MM-BIO-1 and MM-BIO-2 require pre-construction surveys for burrowing owl and crotch bumble bees, with protocols set forth in the mitigation measures to address and avoid Project-related impacts should these species be found. These surveys thus seek to avoid impacts through reconnaissance to the extent practicable. Further, MM-BIO-3 requires biological monitoring to ensure that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. With the imposition of these mitigation measures, substantial evidence support the conclusion that impacts will be **less than significant**.

MM-BIO-1: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection: (see Section 4.1.1)
MM-BIO-2: Pre-Construction Crotch Bumble Bee Survey: (see Section 4.1.1)
MM-BIO-3: Biological Monitoring: (see Section 4.1.1)

4.4.3

- The Project could have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means. This impact is **Potentially Significant**.

❑ Findings

Changes or alterations have been required in, or incorporated into, the Project, which avoid or substantially lessen the significant environmental effects identified in the EIR. The Project is required to comply with MM-BIO-4a and MM-BIO4b, which would reduce these impacts to less than significant.

❑ Substantial Evidence and Facts in Support of Findings

The Project would widen Limonite Avenue, impacting the Day Creek Channel consistent with the City's General Plan. Since the channel is subject to the jurisdiction of the CDFW, RWQCB and USACE, coordination with the regulatory agencies regarding regulatory permitting of the road widening will be required. Additionally, there is also a pedestrian bridge which crosses Day Creek Channel being proposed, however the bridge would entail no impacts within the channel. Therefore, Mitigation Measures BIO-4, BIO-4a, and BIO-4b are required.

Mitigation Measures MM-BIO-4a and MM-BIO-4b require that environmentally-sensitive areas that will not be impacted by the Project be identified so that they can be avoided or, if the Project will impact

them, that appropriate permits be obtained. Thus, the mitigation seeks to ensure that biological resource impacts are avoided in the first instance by protecting environmentally-sensitive areas. The mitigation also requires compliance with existing permitting requirements to ensure that previously-developed standards and protocols are met. With the imposition of these mitigation measures, substantial evidence support the conclusion that impacts will be **less than significant**.

MM-BIO-4a: Flag Wetland Environmentally Sensitive Area (ESA): If wetlands or jurisdictional aquatic resources are identified within the project footprint but will not be affected by the Project, then those resources must be clearly marked for avoidance using flagging, fencing, or other appropriate avoidance method prior to project implementation.

MM-BIO-4b: Obtain Wetlands Permits: If wetlands or jurisdictional aquatic resources are identified within the Project footprint and would be affected by construction of the Project, the appropriate permits will be obtained from the USACE, SWRCB, RWQCB, or CDFW as required. The permittee will implement all measures and conditions included in those permits.

4.4.4

- The Project could 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. This impact is **Potentially Significant**.

❑ Findings

Changes or alterations have been required in, or incorporated into, the Project, which avoid or substantially lessen the significant environmental effects identified in the EIR. The Project is required to comply with MM-BIO-5, which would reduce these impacts to less than significant.

❑ Substantial Evidence and Facts in Support of Findings

The Biological Technical Report found the Project site possess vegetation including trees and shrubs expected to potentially provide suitable nesting habitats for raptors and migratory birds protected under the MBTA and CDFG Codes. Measures for potential direct/indirect impacts to common and sensitive bird and raptor species will require compliance with the CDFG Code Section 3503 which prohibits the unlawful taking, possession, or needless destruction of the nest or eggs of any bird. As such, Mitigation Measure BIO-5 is required.

Mitigation Measure BIO-5 seeks to avoid construction during the nesting season, thereby protecting migratory wildlife by avoiding interference with nests and eggs and fledglings. Where avoidance is not possible, MM-BIO-5 requires that a survey be conducted to prior to site disturbance. The mitigation further requires compliance with established protocols and standards to reduce impacts to migratory wildlife. With the imposition of this mitigation measure, substantial evidence support the conclusion that impacts will be **less than significant**.

MM-BIO-5: 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.

The survey area will include the project impact footprint and a 500-foot buffer where legal access is granted around the disturbance footprint. 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:

1. 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.

2. 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.

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.

4.4.5

- The Project could conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. This impact is **Potentially Significant**.

❑ Findings

Changes or alterations have been required in, or incorporated into, the Project, which avoid or substantially lessen the significant environmental effects identified in the EIR. The Project is required to comply with PPP 4.4-1, MM-BIO-1, MM-BIO-2, MM-BIO-3, and MM-BIO-5, which would reduce impacts to less than significant.

❑ Substantial Evidence and Facts in Support of Findings

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Plan provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species.

The Project site is located within the Burrowing Owl Survey Area. No Burrowing Owl was observed on the site however, habitat was observed within the Project Site. Additionally suitable nectaring and habitat exist for the Crotch bumble bee; therefore, MM-BIO-1 Pre-Construction Burrowing Owl Survey, BIO-2 Pre-Construction Crotch Bumble Bee Survey, and BIO-3-Biological Monitoring will be required. Additionally, as indicated above, suitable nesting habitats exist on the site; therefore MM-BIO-5 Pre-construction Survey for Nesting Birds and Raptors is required. With the imposition of these mitigation measures, and for the reasons as set forth in the preceding sections, substantial evidence support the conclusion that impacts will be **less than significant**.

MM-BIO-1: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection: (see 4.1.1)
MM-BIO-2: Pre-Construction Crotch Bumble Bee Survey: (see 4.1.1)
MM-BIO-3: Biological Monitoring: (see 4.1.1)
MM-BIO-5: Migratory / Nesting Bird Survey and Protection: (see 4.1.4)

4.5 CULTURAL RESOURCES

4.5.1

- The Project could cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5. This impact is **Potentially Significant**.

❑ Findings

Changes or alterations have been required in, or incorporated into, the Project, which avoid or substantially lessen the significant environmental effects identified in the EIR. The Project is required to comply with MM-CR-1, MM-CR-2, and MM-CR-3, which would reduce these impacts to less than significant.

❑ Substantial Evidence and Facts in Support of Findings

A standard archaeological records check was completed through the University of California, Riverside, Eastern Information Center. This research was designed to compile data on previous studies, identify nearby architectural resources, and assess the potential of the Project site in yielding evidence of archaeological resources.

The recent research identified the Project site as having a moderate level of sensitivity for prehistoric archaeological and historic archaeological resources. The intensive survey of the property failed to yield any evidence of prehistoric or historic archaeological resources. While there is always a potential for buried resources, the potential is relatively low and, with no evidence of bedrock outcroppings and the extensive farming conducted over decades, it is unlikely buried resources will be identified within the Project site. While it is unlikely that historical resources would be adversely affected by construction of the Project, grading activities associated with development of the Project would cause new subsurface disturbance and may result in the unanticipated discovery of unique historic archeological resources. In the event of an unanticipated discovery, implementation of mitigation measure CUL-1 through CUL-3 described below would ensure that impacts on historical resources would be less than significant. These mitigation measures require site monitoring and preparation of appropriate plans and reports, consistent with benchmark standards and protocols. With the imposition of these mitigation measures, substantial evidence support the conclusion that impacts will be **less than significant**.

MM-CR-1: Archaeological Monitoring: Prior to issuance of grading permits, the Permit Applicant shall provide evidence to the City of Jurupa Valley Community Development Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resource Consultant List maintained by the County of Riverside Planning Department, has been contracted to implement Archaeological Monitoring for the area of impact for the Project. Monitoring shall be conducted in coordination with the Consulting Tribe(s), defined as a Tribe that initiated the tribal consultation process for the Project as provided for in Public Resources Code §21080.3.1(b) ("AB52"), has not opted out of the SB18 or AB 52 consultation process, and has completed SB 18 and/or AB 52 consultation with the City. Monitoring shall address the details of all ground-disturbing activities and provides procedures that must be followed to avoid or reduce potential impacts on cultural, archaeological, and tribal cultural resources to a level that is less than significant.

A fully executed copy of the Archaeological Monitoring Agreement shall be provided to the City of Jurupa Valley Planning Department to ensure compliance with this measure. If the resource is significant, Mitigation Measure CR-2 shall apply.

MM-CR-2: Archeological Treatment Plan: The Project Archaeologist shall prepare and implement a treatment plan to protect the identified archaeological resource(s) from damage and destruction. The

treatment plan shall be per CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code § 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementing archaeological data recovery excavations to remove the resource and subsequent laboratory processing and analysis. If historic Native American tribal cultural resources are involved, the Treatment Plan shall be coordinated with the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through TCR-3 in Section 4.17.

MM-CR-3: Final Report: A final report containing the significance and treatment findings shall be prepared by the Project Archaeologist and submitted to the City of Jurupa Valley Community Development Department and the South Coast Information Center, University of California, Riverside. If a historic tribal cultural resource is involved, a copy shall be provided to the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through TCR-3 in Section 4.17.

4.6 GEOLOGY AND SOILS

4.6.1

- The Project has the potential directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. This impact is **Potentially Significant**.

❑ Findings

Changes or alterations have been required in, or incorporated into, the Project, which avoid or substantially lessen the significant environmental effects identified in the EIR. The Project is required to comply with MM-GEO-1 and MM-GEO-2, which would reduce these impacts to less than significant.

❑ Substantial Evidence and Facts in Support of Findings

General Plan Figure 4-18, Paleontological Sensitivity, indicates that the site has a High A sensitivity (Ha) designation for finding paleontological resources. Additionally, the Riverside County Map My County website report (Appendix F) indicates the site being in a High Sensitivity (High A) area. The County of Riverside has defined areas assigned a "High A" potential for yielding paleontological resources "based on [the presence of] geologic formations or mappable rock units that are rocks that contain fossilized body elements, and trace fossils such as tracks, nests, and eggs. These fossils occur on or below the surface". The Geological Investigation revealed the presence of late to middle Pleistocene-aged old alluvial fan deposits mapped on the western and eastern portions of the project. In western Riverside County, old and very old alluvial fan deposits are known to yield terrestrial vertebrate fossils. Therefore, impacts to paleontological resources are considered potentially significant. Therefore, mitigation measures GEO-1 and GEO-2 are required. These mitigation measures require site monitoring and preparation of appropriate plans and reports, consistent with benchmark standards and protocols. With the imposition of these mitigation measures, substantial evidence support the conclusion that impacts will be **less than significant**.

MM-GEO-1: Paleontological Monitoring. Prior to the issuance of grading permits, a qualified Paleontologist shall be retained to conduct monitoring as necessary during ground-disturbing activities

such as vegetation removal, grading, and other excavations related to the project. The Paleontologist shall be present at the pre-grade conference and shall establish a schedule for paleontological resource surveillance based on the nature of planned activities. The Paleontologist shall establish, in cooperation with the lead agency, procedures for temporarily halting or redirecting work, if any is ongoing, to permit the sampling, identification, and evaluation of cultural resources as appropriate. If the paleontological resources are found to be significant, the Paleontologist/Monitor shall determine appropriate actions, in cooperation with the lead agency, for exploration and/or salvage. Significant sites that cannot be avoided will require data recovery measures and shall be completed upon approval of a Data Recovery Plan.

MM-GEO-2: Paleontological Resource Impact Management Plan. The following note shall be included on any grading plan:

"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 the area to be graded. 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.

Excavation and grading shall be monitored by a paleontological monitor following the PRIMP. The performance standards set forth in the PRIMP shall include:

a. 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.

b. 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.

c. 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.

d. 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.

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."

4.7 HAZARDS AND HAZARDOUS MATERIALS

4.7.1

- The Project has the potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. This impact is **Potentially Significant**.

❑ Findings

Changes or alterations have been required in, or incorporated into, the Project, which avoid or substantially lessen the significant environmental effects identified in the EIR. The Project is required to comply with MM-HAZ-1, which would reduce these impacts to **less than significant**.

❑ Substantial Evidence and Facts in Support of Findings

While not identified as a Recognized Environmental Concern (REC) in the Phase 1 ESA, empty 1-gallon oil containers, used motor oil in two 5-gallon containers, and non-hazardous waste/debris dumping, with evidence of spillage from residual oil from the containers was observed along the southern site border. Site-preparation and grading activities could spread the oils, stained soils, and debris to other areas of the site and be potentially significant unless properly disposed of, therefore Mitigation Measure HAZ-1 is required for the removal and proper disposal of dumped items throughout the site prior to the issuance of a grading permit.

In addition, Project construction would involve transport, use, and disposal of hazardous materials including fuels, lubricants, greases, pesticides, fertilizers, and architectural coatings. The use, transport, and disposal of hazardous materials would comply with RCRA, CERCLA, OSHA, California hazardous waste control law, OSHA, SCAQMD, Riverside County Department of Environmental Health (RCDEH), and RCFD requirements. Construction impacts arising from the routine use of hazardous materials would be less than significant with the implementation of MM HAZ-1. This mitigation measure requires compliance with applicable regulations for disposal of any potentially hazardous and non-hazardous dumped items. With the imposition of this mitigation measure, substantial evidence supports the conclusion that impacts will be less than significant.

MM-HAZ-1: Disposal of Potentially Hazards and Non-Hazardous Dumped Items . Prior to the issuance of grading permit, potentially hazardous dumped items scattered throughout the site (such as oil containers) and stained soils from residual oils shall be properly disposed of in accordance with the California Department of Industrial Relations, Division of Occupational Safety and Health regulations. Nonhazardous waste and debris (such as miscellaneous household and construction materials) shall be properly disposed in a permitted facility. The completion of the disposal of dumped items or other applicable abatement activities shall be documented by a qualified environmental professional(s) and submitted to the City for review with applications for issuance of grading permits to ensure compliance with this MM-HAZ-1.

4.8 TRIBAL CULTURAL RESOURCES

4.8.1

- The Project could 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 (1) Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code section 5020.1(k), or (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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. This impact is **Potentially Significant**.

❑ **Findings**

Changes or alterations have been required in, or incorporated into, the Project, which avoid or substantially lessen the significant environmental effects identified in the EIR. The Project is required to comply with MM TCR-1 and TCR-2, and TCR-3, which would reduce these impacts to less than significant.

❑ **Substantial Evidence and Facts in Support of Findings**

A record search was conducted at the University of California, Riverside, Eastern Information Center, Riverside, for the Project site. This search included a review of all recorded historic and prehistoric archaeological sites within a one-mile radius of the Project site. In addition, the California Points of Historical Interest (PHI), the listing of California Historical Landmarks (CHL), the California Register of Historic Resources Inventory (HRI) were checked. Historic maps were also reviewed.

The California Historical Resources Information System (CHRIS) Eastern Information Center (EIC) indicated that 37 surveys were completed within a one-mile radius of the project site. Of the 37 surveys, five were conducted within the Project Area and the other 32 within the 1-mile radius.

The EIC records search and literature review revealed seven previously recorded historic-era cultural resources recorded within one-mile of the Project Site. Of the seven resources, six are historic-period buildings and one is a historic-era energy transmission line. There are no previously recorded cultural resources in the Project Area and none of the recorded resources will be impacted by the proposed Project.

In addition, research failed to identify any National Register of Historic Places properties; no California State Landmarks; no California Register of Historical Resources; nor any California Points of Historical Interest in the immediate vicinity of the Project site.

The Project site does not contain a cemetery, and no known formal cemeteries are located within the immediate site vicinity.

Native American consultation, pursuant to the requirements of Assembly Bill (AB) 52, was initiated by a request of the Native American Heritage Commission for a Sacred Lands File search and AB 52 contacts list on June 27, 2022. The NAHC responded by letter on August 4, 2024. The NAHC has no evidence that sacred lands are present on the Project site.

As required by SB 18, the City sent SB 18 notification letters to the tribes identified by the NAHC as having traditional lands or cultural places located within the boundaries of Riverside County or project region. As required by AB 52, the City sent notification to the six Native American tribes who have previously requested in writing to receive notices pursuant to AB 52.

As a result of the SB 18 and AB 52 notifications the Gabrieleño Band of Mission Indians – Kizh Nation, Soboba Band Luiseño Indians, Morongo Band of Mission Indians, and the Yuhaaviatam of San Manuel Nation requested consultations. As a result of the consultations the Mitigation Measures noted below are required for the Project.

During the tribal consultation process, the City held meetings with the Gabrieleño, Soboba, and Yuhaaviatam Tribal representatives. The Gabrieleño provided the City with proposed mitigation measures. The Soboba and Yuhaaviatam accepted the City's standard mitigation measures.

The City of Jurupa Valley completed mandatory compliance with Public Resources Code § 21074 associated with the environmental review of the proposed Project. Pursuant to consultation, there were no known tribal cultural resources identified on the Project site. There is a remote potential that implementation of the Project could encounter tribal cultural resources during ground-disturbing construction activities that occur in native soil. Accordingly, there is a potential for significant impacts to occur if tribal cultural resources are discovered during grading activities in native soils. Compliance with MM-TCR-1 through MM-TCR-3 provide for a site monitoring agreement, address how unanticipated discoveries will be handled through compliance with benchmark standards and protocols, and provide for the creation of appropriate reports. With the imposition of these mitigation measures, substantial evidence support the conclusion that impacts will be **less than significant**.

MM- TCR-1: Native American Monitoring Agreement. Prior to the issuance of a grading permit, the Permit Applicant shall enter into Monitoring Agreement(s) with the Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground disturbing activities allowed by the grading permit. A Consulting Tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code §21080.3.1(b). Ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching.

The Monitoring Agreement shall include, but is not limited to, the following provisions:

a) Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities.

b) Conduct a Pre-Grade Meeting with the Project archeologist, Consulting Tribe(s), and grading contractor(s).

c) In conjunction with the Archaeological Monitor(s) required by Mitigation Measure MM-CR 1 under Section 4.5, Cultural Resources, of this EIR, the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

d) The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Native American Tribal Monitor(s) have indicated that all upcoming ground disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources.

The Project Proponent shall submit a fully executed copy of the Monitoring Agreement(s) to the City of Jurupa Valley Planning Department to ensure compliance with this mitigation measure. If there are multiple Consulting Tribes involved, a separate Monitoring Agreement is required for each. The Monitoring Agreement shall not modify any condition of approval or mitigation measure.

MM-TCR-2: Unanticipated Discovery: The Permit Applicant or any successor in interest shall comply with the following for the life of the grading permit. If, during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:

a) Ground disturbing activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. Ground disturbing activities are allowed on the remainder of the Project Site.

b) In the event the unanticipated discovery includes human remains and/or cremations no photographs are to be taken except by the coroner, with written approval by the Consulting Tribes(s).

c) The Consulting Tribe(s), the Project Archaeologist (retained by the Permit Applicant under Mitigation Measure MM-CR-1, Retain Professional Archaeologist, of this EIR, and the City of Jurupa Valley Community Development Department shall meet and confer, and discuss the find with respect to the following:

1. Determine if the resource is a Tribal Cultural Resource as defined by Public Resources Code §21074, if so:

2. Determine if the resource is listed or eligible for listing in the California Register on a "Local register of historical or resources" pursuant to Public Resources Code §5020.1 (k); or

3. Pursuant to Public Resources Code § 5024.1 (c) as it pertains to the Consulting Tribe(s): (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage, (2) Is associated with the lives of persons important in our past, (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or (4) Has yielded, or may be likely to yield, information important in prehistory or history.

d) If the resource(s) are Native American in origin [and not a historical resource as defined by Public Resources Code §5020.1 (k) or §5024.1 (c)], the Consulting Tribe will retain it/them in the form and/or manner the Consulting Tribe (s) deems appropriate, for educational, cultural and/or historic purposes. If multiple Consulting Tribes (s) are involved, and a mutual agreement cannot be reached as to the form and manner of disposition of the resource(s), the City shall request input from the Native American Heritage Commission and render a final decision.

e) If the resource(s) is both a tribal cultural resource and a historic resource, the Project Archaeologist, the Consulting Tribe (s), and the City of Jurupa Valley Planning Department shall meet and confer and discuss the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural and historic resource. Treatment, at a minimum, shall be consistent with Public Resources Code § 21084.3 (b). The appropriate treatment shall be prepared in conjunction with the Archaeological Treatment plan required by Mitigation Measure MM-CR-2 of this EIR. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

MM-TCR-3: Final Report: If a Tribal cultural resource is also a historic resource defined above, the resource shall be included in the Final Report required by Mitigation Measure MM-CR-2 of this EIR.

5.0 ENVIRONMENTAL IMPACTS THAT REMAIN SIGNIFICANT AND UNAVOIDABLE AFTER MITIGATION

The Jurupa Valley City Council finds the Project would result in significant and unavoidable impacts for Greenhouse Gas Emissions after implementation of all feasible mitigation measures. Changes or alterations have been required in, or incorporated into, the proposed project, which substantially lessen, though not avoid, the significant environmental effects identified in the EIR; implementation of the following mitigation measures would reduce GHG emissions but not to a less than significant level. In addition, specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effect therefore remains significant and unavoidable. (PRC Sections 21081[a][1] and [a][3]; State CEQA Guidelines Sections 15091[a][1] and [a][3].) The City concludes that the Project's benefits outweigh the significant and unavoidable effects of the proposed project, as set forth in the Statement of Overriding Considerations below (PRC Section 21081[b]).

5.1 GREENHOUSE GAS EMISSIONS

5.1.1

- The Project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. This impact is **Potentially Significant**.

❑ Findings

Potential impacts of the Project related to Threshold 4.8 are discussed in detail in Section 4.8 of the Draft EIR. There are no feasible mitigation measures to reduce impacts to less than significant.

The Project is required to comply with MM-GHG1, MM-GHG-2,MM-GHG-3, MM-GHG-4, MM-GHG-5, MM-GH6, and MM-GHG7 , which would reduce impacts to less than significant. The City Council has determined that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Initial Study.

❑ Substantial Evidence and Facts in Support of Findings

The Project has the potential to generate a total of approximately 5,245 MTCO2e per year. As such, the Project would exceed the City's screening threshold of 3,000 MTCO2e. Thus, Project-related emissions have a potentially significant direct or indirect impact on greenhouse gas emissions that could impact climate change.

The GHG assessment (ECORP Consulting, 2024, p. 39) shows that the majority of the GHG emissions (83 percent) are associated with operational related mobile sources. Emissions of motor vehicles are controlled by State and Federal standards, and the Project has no control over these standards. As a result, there are no enforceable mitigation measures available to the City of Jurupa Valley that can be imposed on the Project that would reduce its GHG impacts to a less than significant impact.

Additional mitigation to reduce the Project's mobile emissions is not feasible due to the limited ability of the City of Jurupa Valley to address emissions resulting from mobile sources and/or emissions generated by cars and trucks outside of the City's limits. As with all land use projects, the Project's mobile and transportation related GHG emissions are a function of two parameters: emissions control technology and vehicle miles traveled (VMT).

The CARB is directly responsible for regulating mobile and transportation source emissions in the State. Regarding the first parameter, California addresses emissions control technology through a variety of legislative and regulatory schemes, including the state's Low Carbon Fuel Standard (LCFS) (Executive Order S-01-07), a regulatory program designed to encourage the use of cleaner low-carbon transportation fuels in California, encourage the production of those fuels, and therefore, reduce GHG emissions and decrease petroleum dependence in the transportation sector. The regulatory standards are expressed in terms of the "carbon intensity" of gasoline and diesel fuel and their substitutes. Different types of fuels are evaluated to determine their "life cycle emissions," which include the emissions associated with producing, transporting, and using the fuels. Each fuel is then given a carbon intensity score and compared against a declining carbon intensity benchmark for each year. Providers of transportation fuels must demonstrate that the mix of fuels they supply for use in California meets these declining benchmarks for each annual compliance period.

In 2018, ARB approved amendments to the LCFS that strengthened the carbon intensity benchmarks through 2030 to ensure that they are in line with California's 2030 GHG emission reduction target enacted through SB 32. This ensures that the transportation sector is meeting its obligations to achieve California's GHG reduction targets. The State is also implementing legislation and regulations to address the second parameter affecting transportation-related GHG emissions by controlling VMT. Examples of this include SB 375, which links land use and transportation funding and provides one incentive for regions to achieve reductions in VMT, and SB 743, which discourages VMT increases for passenger car trips above a region-specific benchmark.

While implementation of the Project would generate GHG emissions and would result in emissions that exceed the City's significance threshold, the Project is considered infill development, promotes local efficiency, and would locate potential employment opportunities for future residents of the Project reducing VMT all resulting in lower operational GHG emissions.

No feasible mitigation is available to reduce the Project's estimated GHG emissions levels below the City's significance threshold. However, the following mitigation measures through implementation would reduce GHG emissions, and test measures represent the only feasible mitigation measures that could be imposed, and after diligent analysis, the City of Jurupa Valley has determined that no other feasible mitigation measures exist:

MM-GHG-1: Residential Electric Vehicle Charging Infrastructure: Prior to the issuance of occupancy permits the City shall verify that the following electric vehicle charging infrastructure has be installed:

> Single Family Home/Condo/Townhouse with attached garage. For each dwelling unit a dedicated 208/240-volt branch circuit (40 amperes minimum) shall be installed in the garage.

MM-GHG-2: Bus Shelter Installation: Prior to the issuance of occupancy for the residential development, the Project applicant shall install 2 new bus shelters at the proposed bus turnouts.

MM-GHG-3: Energy Star Appliances: Prior to the issuance of the residential building permits the City Public Works and Engineering Department shall verify that where residential appliances are installed shall be "Energy Star" rated appliances (or other equivalent technology) for clothes washers, dish washers, refrigerators, and ceiling fans.

MM-GHG-4: High Efficacy Lighting: Prior to issuance of residential and non-residential building permits the City's Building and Safety Department shall verify that all in unit fixtures installed in residential and non-residential buildings will be high efficacy lighting. High efficacy lighting includes compact fluorescent lamps (CFLs) light emitting diodes (LEDs), and other light bulbs that provide an energy efficiency of at least 40 lumens/watt for 15 watt or less fixtures, or 50 lumens/watt for fixtures above 15 watts to 40 watts.

MM-GHG-5: Available Public Transit Notice: 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 material 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 Community Development Department for review prior to the issuance of the first certificate of occupancy.

MM-GHG-6: Broadband Infrastructure: Prior to the first residential certificate of occupancy the developer shall install broadband infrastructure or other communications technologies that encourage telecommuting and working from home, which reduces mobile source emissions. The applicant shall submit documentation confirming the installations to the City Building and Safety Department for verification prior to occupancy.

MM-GHG-7: Outdoor Electrical Outlets: Prior to the issuance of the residential building permits the developer shall offer electrical outlets on patios, applicable to residential units that have patios in accordance with the CBC, which reduces area source emissions. The City Community Development Department shall verify architectural plans for implementation of the outdoor electrical outlet requirements.

Implementation of Mitigation Measures MM-GHG-1 through MM-GHG-7 aim to reduce GHG emissions; however, the Mitigation Measures do not have quantitative reductions associated with them available in CalEEMod and given that the majority of Project-generated emissions are from mobile sources from residents' vehicle usage, the emissions are outside the jurisdiction and control of the Project and City. Although Mitigation Measures MMs GHG-1 GHG-2, GHG-5, and GHG-6 will serve to potentially reduce transportation-and energy-related emissions, the reductions will not reduce emissions below applicable thresholds for GHG emissions. Beyond those already presented, there are no feasible mitigation measures available to reduce the total project GHG emissions to less than 3,000 MT CO2e/yr and emissions would result in a significant and unavoidable impact. All feasible and enforceable mitigation has been imposed, but this impact remains **Significant and Unavoidable**.

6.0 ALTERNATIVES

6.1 ALTERNATIVES CONSIDERED AND REJECTED

An EIR is required to identify any alternatives that were considered by the Lead Agency but were rejected as infeasible. Among the factors described by CEQA Guidelines §15126.6 in determining whether to exclude alternatives from detailed consideration in the EIR are (a) failure to meet most of the basic project objectives, (b) infeasibility, or (c) inability to avoid significant environmental impacts. With respect to the feasibility of potential alternatives to the proposed Project, CEQA Guidelines §15126.6(f)(1) notes:

> *"Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries…and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site…"*

In determining an appropriate range of alternatives to be evaluated in the EIR, possible alternatives were initially considered and, for a variety of reasons, rejected. Alternatives were rejected because they either (1) could not accomplish the basic objectives of the Project, (2) would not have resulted in a reduction of significant adverse environmental impacts, or (3) were considered infeasible to construct or operate.

The Project is essentially an infill vacant and undeveloped site but surrounded by existing residential and commercial uses. "Less intense" alternatives for developing the site would be similar to the existing land use and zoning for the residential and commercial uses in the area of the Project site.

CEQA does not require that an analysis of alternative sites always be included in an EIR. However, if the surrounding circumstances make it reasonable to consider an alternative site, then this alternative should be considered and analyzed in the EIR. In making the decision to include or exclude analysis of an alternative site, the "*key question and first step in analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only*

locations that would avoid or substantially lessen any of the significant effects of the project need to be considered for inclusion in the EIR" (CEQA Guidelines §15126.6(f) (2)).

The Project Applicant does not hold ownership control over any other parcels of land in or near the Project site that could be used as an alternative location for the proposed Project. Because the Project Applicant does not have ownership control over, and cannot reasonably obtain ownership control over, any other parcels of land in the nearby area under the jurisdiction of the City of Jurupa Valley that could accommodate the Project, an alternative location alternative is not feasible.

The City also considered and rejected an alternative that would have developed the site with all commercial uses. An all-commercial alternative would increase in traffic resulting in greater impacts to Air Quality, Energy, Greenhouse Gas Emissions, Noise, Transportation, and Utilities impacts. Significant and Unavoidable impacts to Greenhouse Gas Emissions would be increased under this alternative. Accordingly, this alternative was not considered further.

6.2 ALTERNATIVES ANALYZED

6.2.1 NO PROJECT/ NO DEVELOPMENT ALTERNATIVE

The No Project/No Development Alternative contemplates that no development will occur on the site and the approximately 33-acre Project site would continue to consist of undeveloped vacant land.

Under this Alternative, no improvements would be made to the Project site and the Project's commercial and residential development would not occur. This Alternative is statutorily required and is intended to compare the environmental effects of the Project with an alternative that would leave the Project site in its existing condition.

Reasons for Rejecting Alternative. The No Project/No Development Alternative would not meet any of the objectives the Project. The City Council hereby finds that this is an independent ground for rejecting the Alternative and by itself, independent of any other reason, justifies rejection of the No Project/No Development Alternative.

6.2.2 NO PROJECT/EXISTING GENERAL PLAN AND ZONING DEVELOPMENT ALTERNATIVE

No Project/ Existing General Plan and Zoning Development Alternative proposes land uses consistent with the City's General Plan Land Use Map; the site is designated for MHDR uses (Medium High Density Residential – with a maximum 8 dwelling units/acre) and CR (Commercial Retail). This Alternative would require a change of zone as the current zoning is Planned Unit Development (PUD) and in accordance with Municipal Code Section 9.238.040, Adoption of PUD Zone, adoption of a new PUD or amendments to an existing PUD require that the provisions in Chapter 9.238, as well as Chapter 2.985, Amendments and Change of Zone, are followed. Buildout under this plan would result in the sites potential to be developed with up to 175 residential units and 91,780 square feet of commercial uses.

Reasons for Rejecting Alternative. This Alternative would result in reduced impacts related to air quality, energy, greenhouse gas emissions, public services, and transportation due to the reduction in residential units and associated vehicular trips. However, significant and unavoidable impacts related to greenhouse gas emissions would continue to occur from implementation of this alternative, and thus the Alternative

would not avoid significant impacts. Further, impacts related to aesthetics, biological resources, cultural resources, geology and soils, hazardous and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, recreation, and tribal cultural resources would be similar to, but not more beneficial than, the Project. This Alternative would meet the Project's housing objective, but would provide a reduced number of residences compared to the Project. Because development of additional housing is important to the City, as well as to the region and the State, this Alternative fails to sufficiently meet an important Project objective. The City Council hereby finds that each of these reason is an independent ground for rejecting the Alternative and by itself, independent of any other reason, justifies rejection of this Alternative.

6.2.3 REDUCED INTENSITY/GENERAL PLAN AMENDMENT/CHANGE OF ZONE

The Reduced Intensity Alternative would develop the Project site with 20 percent fewer residential units while with 24,000 square feet of commercial uses. This alternative would require a General Plan Amendment (GPA) to change the land use designation on the western side of parcel APN 157-250-011 from CR (Commercial Retail) to MHDR (Medium High Density Residential) and a Change of Zone (CZ) for the entire site to change the current PUD to reflect the changes in residential and commercial density and site locations. The total number of residential units would be reduced by 47 from the Project's proposed 232 units to 185 units.

Reasons for Rejecting Alternative. The Reduced Intensity /General Plan Amendment/Zone Change Alternative would result in lower, but not avoid, GHG emissions impacts compared to the Project. The reduced residential intensity would decrease traffic and units resulting in decreased impacts related to air quality, energy, noise, population, transportation, and utilities. Impacts related to aesthetics, biological resources, cultural resources, geology and soils, hazardous and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, recreation, and tribal cultural resources would be similar to, and not more beneficial than, the Project. This Alternative would only partially meet the Project's housing and open space objectives, and would provide a reduced number of residences compared to the Project. Because development of additional housing is important to the City, as well as to the region and the State, this Alternative fails to sufficiently meet an important Project objective. Further, as open space is an important City policy goal, this Alternative would not provide the same benefit to the City in regard to this objective as would the Project. The City Council hereby finds that each of these reason is an independent ground for rejecting the Alternative and by itself, independent of any other reason, justifies rejection of this Alternative.

6.2.4 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Because the No Project/No Development Alternative would result in no new impacts resulting from construction and operation of the Project, it is the environmentally superior alternative. When the environmentally superior alternative is the No Project Alternative, the CEQA Guidelines (Section 15126[d][2]) require selection of an environmentally superior alternative from among the other alternatives evaluated.

Based on the analysis in Section 5.0, Alternatives, the Reduced Intensity /General Plan Amendment/Zone Change Alternative would be an environmentally superior to the Project. Under this Alternative impacts

related to air quality, energy, noise, population, transportation, and utilities would be decreased when compared to the Project, with all other environmental impacts being similar to the Project. This Alternative nevertheless will lessen but not eliminate the significant and unavoidable impact to Greenhouse Gas Emissions.

7.0 STATEMENT OF OVERRIDING CONSIDERATIONS

The California Environmental Quality Act (CEQA) requires the lead agency to balance the economic, social, legal, technological, and other benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. Specifically, PRC Section 21002 provides that, "In the event specific economic, social and other conditions make infeasible such project alternatives or such mitigation measures, individual projects can be approved in spite of one or more significant effects thereof." In addition, PRC Section 21002.1(c) provides that, "In the event that economic, social, or other conditions make it infeasible to mitigate one or more significant effects of a project on the environment, the project may nonetheless be approved or carried out at the discretion of a public agency...." Finally, CEQA Guidelines (14 CCR) Section 15093(a) provides that "[i]f the benefits of a project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable.'"

The City Council of the City of Jurupa Valley has carefully balanced the benefits of the Project against the significant unavoidable environmental effects identified in the EIR (regarding greenhouse gas emissions) that cannot be feasibly mitigated to a less than significant level. Notwithstanding the significant unavoidable environmental effects that are identified in the EIR that cannot feasibly be eliminated, lessened, or mitigated to a less than significant level, the City Council, acting pursuant to PRC Sections 21002 and 21002.1 and CEQA Guidelines Sections 15092 and 15093, hereby determines that significant effects on the environment found to be unavoidable as set forth below, are outweighed by the following environmental, economic, social, technological and other overriding considerations, each one being a separate and independent basis upon which to approve the Project. Substantial evidence in the record demonstrates that approval and implementation of the Project will provide the benefits listed below.

The City Council finds that each one of the following benefits of the Project as set forth below, independent of each of the other benefits, warrants approval of the Project notwithstanding the unavoidable environmental impacts of the Project. Specifically, the Project will:

- Assist the City in achieving its housing goals by offering diverse home options that meet market needs and serve various populations, lifestyles, and family types.
- Assist the region and the State in meeting housing goals and objectives.
- Enhance the quality of life for residents by developing a distinctive residential neighborhood that offers a diverse range of uses, including residential, commercial, and recreational opportunities, tailored to meet local and regional needs.
- Develop recreational and community open spaces by constructing amenities such as, but not limited to, a community pool and spa, a dog park, and an integrated trails network to create passive and active leisure opportunities that cater to residents and surrounding communities.

- Provide a comprehensive transportation circulation network with integrated mobility options, including pedestrian and bicycle amenities, as alternatives to automobile use.
- Transform the proposed Project area into a visually attractive, aesthetically welcoming, and safe environment consistent with City goals, policies, and objectives.
- Develop an under-utilized site in the City in a manner that is consistent with the City's standards and goals.

In conclusion, the City Council finds that the foregoing benefits provided through approval of the Project outweigh the identified significant adverse environmental impacts. The City Council further finds that each of the individual benefits discussed above outweighs the unavoidable adverse environmental effects identified in the EIR and, therefore, finds those impacts to be acceptable. The City Council further finds that each of the benefits listed above, standing alone, is sufficient justification for the City Council to override these unavoidable environmental impacts.

EXHIBIT B OF ATTACHMENT NO. 1

Mitigation Monitoring and Reporting Program

5.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: MA22248 Wineville Development Project

DATE: September 26, 2025

PROJECT MANAGER: Reynaldo Aquino, Senior Planner

PROJECT LOCATION: The Project site area is approximately 33 acres and is located at the southeast intersection of Limonite Avenue and Wineville Avenue within the City of Jurupa Valley and County of Riverside, California. The site is bordered by Limonite Avenue to the north, Wineville Avenue to the west, 63rd Street to the south, and a commercial self-storage center to the east. The Project site includes portions of Assessor's Parcel Numbers (APNs): 157-250-011 and 157-250-013. APN 157-250-012 is Day Creek Channel and not part of the Proposed Project.

PROJECT DESCRIPTION: The Project proposes to develop a multiple use project consisting of both residential and commercial uses. The proposed Project includes a total of 232 residential units and 24,000 SF of commercial/retail space within the approximately 33-acre site.

The residential portion of the Project would develop approximately 29 of the site's acres for a density of 8 dwelling units per acre (du/acre). The residential units will be a mix of 57 single-family detached homes, with lots averaging 5,000 square feet, located on the north side of 63rd Street. On the western portion of the residential area will be 102 rowtown units designed as 3 and 4 plex units on lots averaging 5,000 square feet. On the eastern portion of the residential area will be 73 cluster units (these units are grouped around larger open space lots in return for approval of smaller individual lots) on lots averaging 5,000 square feet.

Required Entitlements.

General Plan Amendment No. 22006 to change the land use designation on the western side of parcel APN 157-250-011 from CR (Commercial Retail) to MHDR (Medium High Density Residential).

Change of Zone No. 22006 to change the current Planned Unit Development (PUD) to reflect the changes proposed by the Project. Changes include moving commercial uses exclusively to 4-acres on the west side of parcel APN 157-250-013, and changes to reflect the residential uses for parcels APN 157-250-011 and 157-250-013 is required as to reflect the changes to the existing PUD-1.

Tentative Tract Map No. 38541 to subdivide approximately 33 acres into 24,000 square feet of commercial/retail space and 232 residential lots with a mix of 57 single family detached homes, 102 rowtown units, and 73 cluster units.

Site Development Permit No. 22072 proposing changes in land use and new construction

- ***Plans, Policies, or Programs (PPP)*** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of 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 requirements of CEQA.

Any applicable Plans, Policies, or Programs (PPP) were assumed and accounted for in the assessment of impacts for each issue area. Mitigation Measures were formulated only for those issue areas where the results of the impact analysis identified significant impacts. All three types of measures described above will be required to be implemented as part of the Project.

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
AESTHETICS			
PPP 4.1-1 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106.8 Light Pollution Reduction meeting the requirements for reducing backlight, uplight, and glare impacts.	Project Applicant / City of Jurupa Valley	During Project Design. Prior to the issuance of building permits	
PPP 4.1-2 As required by Jurupa Valley Municipal Code section 7.50.010, all utilities serving and within the Project site shall be placed underground unless exempted by this section.	Project Applicant / City of Jurupa Valley	During Project Design. Prior to the issuance of building permits	
PPP 4.1-3 As required by Jurupa Valley Municipal Code section 9.238.060 provides development standards for the Planned Unit Development Zone (PUD) that include, but are not limited to, development standards for lot size, setbacks, building heights, screening, and landscaping.	Project Applicant / City of Jurupa Valley	During Project Design. Prior to the issuance of building permits	
PPP 4.1-4 As required by Jurupa Valley Municipal Code section 9.115.040 provides development standards for the General Commercial Zone (C-1/C-P) that include, but are not limited to, development standards for setbacks, building heights, automobile storage space, and roof mounted equipment screening.	Project Applicant / City of Jurupa Valley	During Project Design. Prior to the issuance of building permits	
AIR QUALITY			
PPP 4.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "*Fugitive Dust*." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Project Applicant / City of Jurupa Valley /South Coast Air Quality Management District (SCAQMD)	During grading	
PPP 4.3-2 The Project is required to comply with the provisions of South Coast Air Quality District Rule 431.2, "*Sulphur Content and Liquid Fuels*." The purpose of this rule is to limit the sulfur content in diesel and other liquid fuels for the purpose of both reducing the formation of sulfur oxides and particulates during combustion and to enable the use of add-on control devices for diesel fueled internal combustion engines.	Project Applicant / City of Jurupa Valley /South Coast Air Quality Management District (SCAQMD)	During construction	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 4.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113*, "Architectural Coatings*". Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.	Project Applicant / City of Jurupa Valley /South Coast Air Quality Management District (SCAQMD)	During construction and on-going	
PPP 4.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 *"PM10 Emissions from Paved and Unpaved Roads and Livestock Operations"* and Rule 1186.*1, "Less-Polluting Street Sweepers*." Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.	Project Applicant / City of Jurupa Valley /South Coast Air Quality Management District (SCAQMD)	During construction and on-going	
BIOLOGICAL RESOURCES			
PPP 4.4-1 The Project Applicant is required to pay MSHCP Local Development Mitigation fees as established and implemented by the City of Jurupa Valley Municipal Code Sec. 3.80.070, Western Riverside County Multiple Species Habitat Conservation Plan mitigation fee.	Project Applicant / City of Jurupa Valley	Prior to the issuance of a grading permit	
MM-BIO-1: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection: 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 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	Project Applicant / City of Jurupa Valley	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above shall be necessary. If no burrowing owls are observed during the survey, site preparation and construction activities may begin. If burrowing owl are present, 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, California Department of Fish and Wildlife (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. The qualified biologist and Project Applicant shall coordinate with the City, CDFW, and USFWS to develop a Burrowing Owl Plan to be approved by the City, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to 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			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
implement the Burrowing Owl Plan following CDFW and USFWS review and approval. If active burrowing owl burrows are detected outside the breeding season or during the breeding season and its 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 will 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 City 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. 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.			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
MM-BIO-2: Pre-Construction Crotch Bumble Bee Survey: The Crotch bumble bee is legally protected under the California ESA as a Candidate Species prior to ground-disturbing activities are scheduled to occur, a preconstruction surveys be conducted in accordance with the established survey protocol provided by CDFW. If no such protocol is available and ground-disturbing activities are scheduled to occur during the Crotch bumble bee flight season (February 16 through October 31), then it is recommended a minimum of two Crotch bumble bee preconstruction surveys are conducted by a qualified biologist experienced in identifying the species prior to ground disturbing activities (including vegetation and tree removal). The surveys shall be conducted no more than 14 days and three (3) days prior to ground-disturbing activities and vegetation clearing activities that are to occur during the flight season. Should vegetation removal or ground-disturbing activities be scheduled to begin during the overwintering season (November 1 to February 15), when Crotch bumble bees are not detectable above ground, then four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season (late March through August) immediately prior to start of construction. It is important to note that if Crotch bumble bee is determined to occur within the Project area at any time, coordination with CDFW will be required and the project may need to obtain an Incidental Take Permit under Section 2081 of the California ESA.	Project Applicant / City of Jurupa Valley	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
MM-BIO-3: Biological Monitoring: A qualified biologist shall be present to monitor all initial ground-disturbing and vegetation-clearing activities conducted for the Project. During each monitoring day, the biological monitor shall perform clearance survey "sweeps" at the start of each workday that vegetation clearing takes place to minimize impacts on special- status species with potential to occur. The monitor will be responsible for ensuring that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. Biological monitoring shall take place until the Project site has been completely cleared of any vegetation. If an active bird nest is identified, the biological monitor shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist. If special- status wildlife species are detected during biological monitoring activities and impacts are unavoidable, then consultation with the USFWS and/or CDFW shall be conducted, and a mitigation plan shall be developed to avoid and offset impacts to these species. Mitigation measures may consist of work restrictions and/or additional biological monitoring activities after ground-disturbing activities are complete.	Project Applicant / City of Jurupa Valley	Prior to the issuance of a grading permit	
MM-BIO-4: Conduct a Jurisdictional Delineation. Prior to the issuance of grading permit a formal jurisdictional delineation will be performed within the proposed project footprint and appropriate surrounding buffer to identify and map all wetlands and jurisdictional aquatic resources subject to the jurisdiction of the USACE, SWRCB, RWQCB, or CDFW. If any wetlands and/or jurisdictional aquatic resources are identified, then Mitigation Measures BIO-4a and 4b will be required and implemented.	Project Applicant / City of Jurupa Valley	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
MM-BIO-4a: Flag Westland Environmentally Sensitive Area (ESA) If wetlands or jurisdictional aquatic resources are identified within the project footprint, but will not be affected by the project, then those resources must be clearly marked for avoidance using flagging, fencing, or other appropriate avoidance method prior to project implementation.	Project Applicant / City of Jurupa Valley	Prior to the issuance of a building permits.	
MM-BIO-4b: Obtain Wetlands Permits If wetlands or jurisdictional aquatic resources are identified within the project footprint and would be affected by construction of the project, the appropriate permits will be obtained from the USACE, SWRCB, RWQCB, or CDFW as required. The permittee will implement all measures and conditions included in those permits.	Project Applicant / City of Jurupa Valley	Prior to the issuance of a building permits	
MM-BIO-5: 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. The survey area will include the project impact footprint and a 500-foot buffer where legal access is granted around the disturbance footprint. 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: **1.** 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	Project Applicant / City of Jurupa Valley	Prior to the issuance of a building permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
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. **2.** 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. 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,			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
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.			
CULTURAL RESOURCES			
PPP 4.5-1 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq	Project Applicant / Construction Contractor / City of Jurupa Valley	During Construction.	
MM-CR-1: Archaeological Monitoring: Prior to issuance of grading permits, the Permit Applicant shall provide evidence to the City of Jurupa Valley Community Development Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resource Consultant List maintained by the County of Riverside Planning Department, has been contracted to implement Archaeological Monitoring for the area of impact for the Project. Monitoring shall be conducted in coordination with the Consulting Tribe(s), defined as a Tribe that initiated the tribal consultation process for the Project as provided for in Public Resources Code §21080.3.1(b) ("AB52") and has not opted out of the SB18 or AB 52 consultation process, and has completed SB 18 and/or AB 52 consultation with the City. Monitoring shall address the details of all ground-disturbing activities and provides procedures that must be followed to avoid or reduce potential impacts	Project Applicant / City of Jurupa Valley	Prior to the issuance of grading permits and during construction	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
on cultural, archaeological, and tribal cultural resources to a level that is less than significant. A fully executed copy of the Archaeological Monitoring Agreement shall be provided to the City of Jurupa Valley Planning Department to ensure compliance with this measure. If the resource is significant, Mitigation Measure CR-2 shall apply.			
MM-CR-2: Archeological Treatment Plan: The Project Archaeologist shall prepare and implement a treatment plan to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall be per CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code § 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementing archaeological data recovery excavations to remove the resource and subsequent laboratory processing and analysis. If historic Native American tribal cultural resources are involved, the Treatment Plan shall be coordinated with the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through TCR-3 Mitigation Measure TCR-1 through 3 in Section 4.17.	Project Applicant / City of Jurupa Valley	Prior to the issuance of a grading permit, the complete text of MM CR-1 shall be placed on the grading plan.	
MM-CR-3: Final Report: A final report containing the significance and treatment findings shall be prepared by the Project Archaeologist and submitted to the City of Jurupa Valley Community Development Department and the Eastern Information Center, University of California, Riverside. If a historic tribal cultural resource is involved, a copy shall be provided to the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through 3 in Section 4.17.	Project Applicant / City of Jurupa Valley	Prior to the issuance of a grading permit, the complete text of MM CR-3 shall be placed on the grading plan.	
ENERGY			
PPP 4.6-1 The Project would comply with the California Green Building Standards Code (CalGreen) (Part 11 of Title 24, California Code of	Project Applicant / City of Jurupa Valley	During Project design.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
Regulations). CALGreen is updated on a three-year cycle; the latest 2022 CALGreen became effective January 1, 2023.			
PPP 4.6-2 Require diesel powered construction equipment to turn off when not in use per Title 13 of the California Code of Regulations, § 2449	Project Applicant / Construction Contractor / City of Jurupa Valley	During Construction.	
PPP 4.6-3 Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls and sensors for landscaping according to the City's Water Efficient Landscape requirements (Chapter 9.283 of the City's Municipal Code).	Project Applicant / Construction Contractor / City of Jurupa Valley	During Project design and Construction.	
PPP 4.6-4 The Project shall be designed in accordance with the applicable Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations [CCR], Title 24, Part 6). These standards are updated, nominally every three years, to incorporate improved energy efficiency technologies and methods. The Building Official, or designee shall ensure compliance prior to the issuance of each building permit. The Title 24 Energy Efficiency Standards (§ 110.10(b)1) require all buildings to be designed to have a total area of at least 15 percent (after subtracting any skylights) "solar ready" zone on the roof top that will structurally accommodate later installation of rooftop solar panels. The installation of the solar panels is specific to the end use and will be determined at the time the specific projects are developed. If future building operators pursue providing rooftop solar panels, they will submit plans for solar panels prior to occupancy	Project Applicant / City of Jurupa Valley	During Project design and Construction.	
PPP 4.6-5 The Project shall be designed in accordance with the applicable California Green Building Standards (CALGreen) Code (24 CCR, Part 11). The Building Official, or designee shall ensure compliance prior to the issuance of each building permit. These requirements include, but are not limited to: - Design buildings to be water-efficient. Install water-efficient fixtures in accordance with § 4.303 (residential) and § 5.303 (nonresidential) of the California Green Building Standards Code Part 11.	Project Applicant / City of Jurupa Valley	During Project design and Construction.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
- Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with § 4.408.1 (residential) and § 5.408.1 (nonresidential) of the California Green Building Standards Code Part 11. - Provide storage areas for recyclables and green waste and adequate recycling containers located in readily accessible areas in accordance with § 4.410 (residential) and § 5.410 (nonresidential) of the California Green Building Standards Code Part 11. - Provide designated parking for any combination of low-emitting, fuel efficient and carpool/van pool vehicles. At least eight percent of the total parking spaces are required to be designated in accordance with § 5.106.5.2 (nonresidential), Designated Parking for Clean Air Vehicles, of the California Green Building Standards Code Part 11. To facilitate future installation of electric vehicle supply equipment (EVSE), residential construction shall comply with §4.106.4 (residential electric vehicle charging) of the California Green Building Standards Code Part 11 and nonresidential construction shall comply with § 5.106.5.3 (nonresidential electric vehicle charging) of the California Green Building Standards Code Part 11.			
PPP 4.6-6 The Project shall implement sustainable construction and technology concepts (City of Jurupa Valley, 2022). - Shade structures and trees that produce large canopies should be used to reduce heat island effects. In addition, roof and paving materials should be utilized that possess a high level of solar reflectivity. - Reduce the 'heat-island' effect by incorporating lighter paving materials where possible and light roofing materials on all structures. Recycled and other environmentally friendly building materials should be used to the maximum extent practicable.	Project Applicant / City of Jurupa Valley	During Project design and Construction.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
GEOLOGY			
PPP 4.7-1 As required by Municipal Code Section 8.05.010, the Project shall comply with the most recent edition of the *California Building Code* which requires the Project to comply with the approved recommended seismic design requirements contained in the Project Specific Geotechnical Evaluation, and be incorporated in the construction of each structure, to preclude significant adverse effects associated with seismic hazards.	Project Applicant / Construction Contractor / City of Jurupa Valley	During Project design and Construction.	
PPP 4.7-2 Ensure Implementation of Geotechnical Investigation Recommendations. As required by Municipal Code § 8.05.010, the Project shall comply with the most recent edition of the California Building Code which requires the Project to comply with the approved recommended seismic design requirements contained in the Project's Geotechnical Evaluation, approved by the City, and be incorporated in the construction of each structure, to preclude significant adverse effects associated with seismic hazards.	Project Applicant / Construction Contractor / City of Jurupa Valley	During Project design and Construction.	
PPP 4.6-3 Prepare and Implement Stormwater Pollution Prevention Plan. As required by Municipal Code Chapter 6.05, Storm Water/Urban Runoff Management and Discharge Controls, prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan (SWPPP). Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.	Project Applicant / Construction Contractor / City of Jurupa Valley	During Project design and Construction.	
MM-GEO-1: Paleontological Monitoring. Prior to the issuance of grading permits, a qualified Paleontologist shall be retained to conduct monitoring as necessary during ground-disturbing activities such as vegetation removal, grading, and other excavations related to the project. The Paleontologist shall be present at the pre-grade conference and shall establish a schedule for paleontological resource surveillance based on the nature of planned activities. The Paleontologist shall	Project Applicant / Construction Contractor / City of Jurupa Valley	During Project Construction.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
establish, in cooperation with the lead agency, procedures for temporarily halting or redirecting work, if any is ongoing, to permit the sampling, identification, and evaluation of cultural resources as appropriate. If the paleontological resources are found to be significant, the Paleontologist/Monitor shall determine appropriate actions, in cooperation with the lead agency, for exploration and/or salvage. Significant sites that cannot be avoided will require data recovery measures and shall be completed upon approval of a Data Recovery Plan.			
MM-GEO-2: Paleontological Resource Impact Management Plan. The following note shall be added on any grading plan: "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 the area to be graded. 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. Excavation and grading shall be monitored by a paleontological monitor following the PRIMP. The performance standards set forth in the PRIMP shall include: a. 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. b. 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	Project Applicant / Construction Contractor / City of Jurupa Valley	During Project Construction.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
assess the find for significance and adjust the level of monitoring if needed. c. 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. d. 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. e. 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			
GREENHOUSE GAS EMISSIONS			
PPP 4.8-1 As required by Municipal Code Chapter 8.05, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Energy Code, (Part 6 of Title 24 of the California Code of Regulations) and the California Green Building Standards Code, 2019 Edition (Part 11 of Title 24 of the California Code of Regulations).	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of building permits. During Project Construction	
PPP 4.8-2 As required by Municipal Code Section 9.283.010, *Water Efficient Landscape Design Requirements,* prior to the approval of landscaping plans, the Project proponent shall prepare and submit landscape plans that demonstrate compliance with this section.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of building permits. During Project Construction.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
MM-GHG-1: Residential Electric Vehicle Charging Infrastructure: Prior to the issuance of occupancy permits the City shall verify that the following electric vehicle charging infrastructure has be installed: Single Family Home/Condo/Townhouse with attached garage. For each dwelling unit a dedicated 208/240-volt branch circuit (40 amperes minimum) shall be installed in the garage.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of certificate of occupancy. During Project Construction	
MM-GHG-2: Bus Shelter Installation: Prior to the issuance of occupancy for the residential development, the Project applicant shall install 2 new bus shelters at the proposed bus turnouts.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of certificate of occupancy. During Project Construction	
MM-GHG-3: Energy Star Appliances: Prior to the issuance of the residential building permits the City Public Works and Engineering Department shall verify that where residential appliances are installed shall be "Energy Star" rated appliances (or other equivalent technology) for clothes washers, dish washers, refrigerators, and ceiling fans.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of certificate of occupancy. During Project Construction	
MM-GHG-4: High Efficacy Lighting: Prior to issuance of residential and non-residential building permits the City's Building and Safety Department shall verify that all in unit fixtures installed in residential and non-residential buildings will be high efficacy lighting. High efficacy lighting includes compact fluorescent lamps (CFLs) light emitting diodes (LEDs), and other light bulbs that provide an energy efficiency of at least 40 lumens/watt for 15 watt or less fixtures, or 50 lumens/watt for fixtures above 15 watts to 40 watts.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of building permits. During Project Construction	
MM-GHG-5: Available Public Transit Notice*:* 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 material describing available public transit, ridesharing, and nonmotorized 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	Project Applicant / City of Jurupa Valley	Upon residential units being sold, offered for sale, of rented.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
Valley Community Development Department for review prior to the issuance of the first certificate of occupancy.			
MM-GHG-6: Broadband Infrastructure: Prior to the first residential certificate of occupancy the developer shall install broadband infrastructure or other communications technologies that encourage telecommuting and working from home, which reduces mobile source emissions. The applicant shall submit documentation confirming the installations to the City Building and Safety Department for verification prior to occupancy.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of certificate of occupancy. During Project Construction	
MM-GHG-7: Outdoor Electrical Outlets*:* Prior to the issuance of the residential building permits the developer shall offer electrical outlets on patios, applicable to residential units that have patios in accordance with the CBC, which reduces area source emissions. The City Community Development Department shall verify architectural plans for implementation of the outdoor electrical outlet requirements.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of building permits. During Project Construction	
HAZARDS AND HAZARDOUS MATERIALS			
PPP 4.9-1 As required by Health and Safety Code Section 25507, a business shall establish and implement a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Section 25503 if the business handles a hazardous material or a mixture containing a hazardous material that has a quantity at any one time above the thresholds described in Section 25507(a) (1) through (6).	Project Applicant / City of Jurupa Valley / Riverside County CUPA	Prior to certificate of occupancy or business operations.	
PPP 4.9-2 Any project-related hazardous materials and hazardous wastes will be transported to and/or from the Project site in compliance with any applicable state and federal requirements, including the U.S. Department of Transportation regulations listed in the Code of Federal Regulations (Title 49, Hazardous Materials Transportation Act), California Department of Transportation standards, and the California Occupational Safety and Health Administration standards.	Project Applicant / Construction Contractor / City of Jurupa Valley / Riverside County CUPA	During construction**,** Prior to certificate of occupancy or business operations.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 4.9-3 Any project-related hazardous waste generation, transportation, treatment, storage, and disposal will be conducted in compliance with the Subtitle C of the Resource Conservation and Recovery Act (RCRA) (Code of Federal Regulations, Title 40, Part 263), including the management of non-hazardous solid wastes and underground tanks storing petroleum and other hazardous substances. The Project will be designed and constructed in accordance with the regulations of the RCDEH, which serves as the designated Certified Unified Program Agency (CUPA) and which implements state and federal regulations for the following programs: (1) Hazardous Waste Generator Program, (2) Hazardous Materials Release Response Plans and Inventory Program, (3) California Accidental Release Prevention (CalARP), (4) Above Storage Tank (AST) Program, and (5) Underground Storage Tank (UST) Program.	Project Applicant / Construction Contractor / City of Jurupa Valley / Riverside County CUPA	During construction, Prior to certificate of occupancy or business operations.	
PPP 4.9-4 Any project-related new construction, excavations, and/or new utility lines within 10 feet or crossing existing high-pressure pipelines, natural gas/petroleum pipelines, or electrical lines greater than 60,000 volts will be designed and constructed in accordance with the California Code of Regulations (Title 8, Section 1541).	Project Applicant / Construction Contractor / City of Jurupa Valley / SCE / SoCalGas	Prior to issuance of grading permit.	
PPP 4.9-5 The Project shall comply with all applicable City of Jurupa Valley Fire Department codes (Chapter 8.10 of the City's Municipal Code), ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	Project Applicant / Construction Contractor / City of Jurupa Valley / Riverside County Fire Department	During construction, Prior to certificate of occupancy or business operations.	
MM-HAZ-1: Disposal of Potentially Hazards and Non-Hazardous Dumped Items . Prior to the issuance of grading permit potentially hazardous dumped items scattered throughout the site (such as oil containers) and stained soils from residual oils shall be properly disposed of before commencement of construction in accordance with the California Department of Industrial Relations, Division of Occupational Safety and Health regulations. Nonhazardous waste and debris (such as	Project Applicant / Construction Contractor / City of Jurupa Valley / Riverside County CUPA	During construction, Prior to certificate of occupancy or business operations.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
miscellaneous household and construction materials) shall be properly disposed in a permitted facility. The completion of the disposal of dumped items or other applicable abatement activities shall be documented by a qualified environmental professional(s) and submitted to the City for review with applications for issuance of construction permits.			
HYDROLOGY AND WATER QUALITY			
PPP 4.10-1 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section B (1),* any person performing construction work in the city shall comply with the provisions of this chapter and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of grading permits and during Construction.	
PPP 4.10-2 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section B (2),* any person performing construction work in the city shall be regulated by the State Water Resources Control Board in a manner pursuant to and consistent with applicable requirements contained in the General Permit No. CAS000002, State Water Resources Control Board Order Number 2009-0009-DWQ. The city may notify the State Board of any person performing construction work that has a non-compliant construction site per the General Permit.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of grading permits and during Construction.	
PPP 4.10-3 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section C,* new development, or redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of grading permits and during construction	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PDF 4.10-1 The Project-specific WQMP must be implemented throughout Project design, construction, operation, and maintenance.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of grading permits, during construction, and operation.	
PDF 4.10-2 Stenciling ("No Dumping/Drains to Ocean") will be provided for public storm drain inlets on or adjacent to the Project site.	Project Applicant / Construction Contractor / City of Jurupa Valley	During construction and operation.	
NOISE			
PPP 4.12-1 In order to ensure compliance with General Plan Policy NE 3.4 *Construction Equipment*, it shall be required that all construction equipment utilize noise reduction features (i.e., mufflers and engine shrouds) that are at least as effective as those originally installed by the equipment's manufacturer.	Project Applicant / Construction Contractor / City of Jurupa Valley	During construction.	
PPP 4.12-2 In order to ensure compliance with General Plan Policy NE 3.5 *Construction Noise*, commercial construction activities shall be limited within 200 feet of residential uses to weekdays, between 7:00 a.m. and 6:00 p.m., and high noise-generating construction activities shall be limited to between 9:00 a.m. and 3:00 p.m.	Project Applicant / Construction Contractor / City of Jurupa Valley	During construction	
PUBLIC SERVICES			
PPP 4.14-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	Project Applicant / Riverside County Fire Department	During Project Design and prior to issuance of a building permit or occupancy permit as determined by the Fire Department	
PPP 4.14-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.	Project Applicant / City of Jurupa Valley	Prior to issuance of a certificate of occupancy or final inspection.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 4.14-3 Prior to the issuance of building permits, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.	Project Applicant / City of Jurupa Valley	Prior to issuance of a certificate of occupancy or final inspection.	
PPP 4.14-4 Prior to the issuance of a building permit, the Project must dedicate land and/or pay in-lieu fees for parks pursuant to City of Jurupa Valley Municipal Code § 7.25.020.	Project Applicant / City of Jurupa Valley	Prior to issuance of a certificate of occupancy or final inspection.	
RECREATION			
PPP 4.15-1 Funding for Parks Required from New Development. The Project shall implement City of Jurupa Valley General Plan Conservation and Open Space Element Policy COS 8.5 requiring new development to provide funding and/or long-term implementation strategies for the acquisition and improvement of active and passive parks, open space, and recreational sites, when appropriate.	Project Applicant / City of Jurupa Valley	Prior to issuance of a certificate of occupancy or final inspection.	
PPP 4.15-2 Parkland Dedication Required for New Residential Subdivisions. The Project shall implement City of Jurupa Valley General Plan Conservation and Open Space Element Policy COS 8.6 requiring that parkland or open space dedication and improvement occur prior to, or concurrent with, construction, as a condition of approval of new residential subdivisions.	Project Applicant / City of Jurupa Valley	Prior to issuance of a certificate of occupancy or final inspection.	
PPP 4.15-3 Required Dedication and/or Fees. The Project must dedicate land and/or pay in-lieu fees for parks pursuant to City of Jurupa Valley Municipal Code § 7.25.020.	Project Applicant / City of Jurupa Valley	Prior to issuance of a certificate of occupancy or final inspection.	
TRANSPORTATION			
PPP 4.16-1. As required by General Plan Policy ME 3.9, public streets shall provide pedestrian facilities in accordance with adopted City standards. Sidewalks shall be separated from the roadway by a landscaped parkway, except where the Planning Director determines that attached sidewalks are appropriate due to existing sidewalk location, design, or other conditions.	Project Applicant / Construction Contractor / City of Jurupa Valley	During design, prior to issuance of building permits.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 4.16-2. As required by General Plan Policy ME 3.11, development projects and site plans must be designed to encourage pedestrian connectivity among buildings within a site, while linking buildings to the public bicycle and pedestrian network.	Project Applicant / Construction Contractor / City of Jurupa Valley	During design, prior to issuance of building permits.	
PPP 4.16-3. As required by General Plan Policy ME 3.17, development project designs must ensure safe pedestrian access from developments to existing and future transit routes and terminal facilities.	Project Applicant / Construction Contractor / City of Jurupa Valley	During design, prior to issuance of building permits.	
PPP 4.16-4. As required by General Plan Policy ME 3.21, developments must include safe pedestrian walkways that comply with the Americans with Disabilities Act (ADA) requirements.	Project Applicant / Construction Contractor / City of Jurupa Valley	During design, prior to issuance of building permits.	
PPP 4.16-5. As required by General Plan Policy ME 8.2 Projects must limit driveway locations and/or number based upon the street's General Plan classification and function. Driveways shall be located a sufficient distance away from major intersections and designed to allow for safe, efficient operation and minimize traffic conflicts	Project Applicant / Construction Contractor / City of Jurupa Valley	During design, prior to issuance of building permits.	
PPP 4.16-6. As required by General Plan Policy ME 8.10, Developers shall be responsible for right-of-way dedication and improvements that provide access to and enhance new developments. Improvements include street construction or widening, new paving, frontage improvements like curb, gutter, sidewalks, street trees, trails and parkways, installation of traffic signals, pavement markings and annunciators, and other facilities needed for the safe and efficient movement of pedestrians, bicyclists, equestrians, and motor vehicles.	Project Applicant / Construction Contractor / City of Jurupa Valley	During design, prior to issuance of building permits.	
TRIBAL CULTURAL RESOURCES			
PPP 4.4-1 The Project is required to comply with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097 et. seq.	Project Applicant / Construction Contractor / City of Jurupa Valley	During construction.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
MM- TCR-1: Native American Monitoring Agreement. Prior to the issuance of a grading permit, the Permit Applicant shall enter into Monitoring Agreement(s) with the Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground disturbing activities allowed by the grading permit. A Consulting Tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code §21080.3.1(b). Ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. The Monitoring Agreement shall include, but is not limited to, the following provisions: a) Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities. b) Conduct a Pre-Grade Meeting with the Project archeologist, Consulting Tribe(s), and grading contractor(s). c) In conjunction with the Archaeological Monitor(s) required by Mitigation Measure **MM-CR-1** under Section 4.5, Cultural Resources, of this EIR, the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. d) The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Native American Tribal Monitor(s) have indicated that all upcoming	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
ground disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. The Project Proponent shall submit a fully executed copy of the Monitoring Agreement(s) to the City of Jurupa Valley Planning Department to ensure compliance with this mitigation measure. If there are multiple Consulting Tribes involved, a separate Monitoring Agreement is required for each. The Monitoring Agreement shall not modify any condition of approval or mitigation measure.			
MM-TCR-2: Unanticipated Discovery*:* The Permit Applicant or any successor in interest shall comply with the following for the life of the grading permit. If, during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed: a) Ground disturbing activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. Ground disturbing activities are allowed on the remainder of the Project Site. b) In the event the unanticipated discovery includes human remains and/or cremations no photographs are to be taken except by the coroner, with written approval by the Consulting Tribes(s). c) The Consulting Tribe(s), the Project Archaeologist (retained by the Permit Applicant under Mitigation Measure **MM-CR-1,** *Retain Professional Archaeologist*, of this EIR, and the City of Jurupa Valley Community Development Department shall meet and confer, and discuss the find with respect to the following:	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
1. Determine if the resource is a Tribal Cultural Resource as defined by Public Resources Code §21074, if so: 2. Determine if the resource is listed or eligible for listing in the California Register on a "Local register of historical or resources" pursuant to Public Resources Code §5020.1 (k); or 3. Pursuant to Public Resources Code § 5024.1 (c) as it pertains to the Consulting Tribe(s): (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage, (2) Is associated with the lives of persons important in our past, (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or (4) Has yielded, or may be likely to yield, information important in prehistory or history. d) If the resource(s) are Native American in origin [and not a historical resource as defined by Public Resources Code §5020.1 (k) or §5024.1 (c)], the Consulting Tribe will retain it/them in the form and/or manner the Consulting Tribe (s) deems appropriate, for educational, cultural and/or historic purposes. If multiple Consulting Tribes (s) are involved, and a mutual agreement cannot be reached as to the form and manner of disposition of the resource(s), the City shall request input from the Native American Heritage Commission and render a final decision.			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
e) If the resource(s) is both a tribal cultural resource and a historic resource, the Project Archaeologist, the Consulting Tribe (s), and the City of Jurupa Valley Planning Department shall meet and confer and discuss the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural and historic resource. Treatment, at a minimum, shall be consistent with Public Resources Code § 21084.3 (b). The appropriate treatment shall be prepared in conjunction with the Archaeological Treatment plan required by Mitigation Measure **MM-CR-2** of this EIR. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.			
MM-TCR-3: Final Report*:* If a Tribal cultural resource is also a historic resource defined above, the resource shall be included in the Final Report required by Mitigation Measure MM-CR-2 of this EIR.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of a grading permit	
UTILITY AND SERVICE SYSTEMS			
PPP 4.18-1 Compliance with Jurupa Community Services District Requirements. The Project must comply with the Jurupa Community Services District rules, regulations, conditions, requirements, and fees for commercial and industrial projects regarding water and sewer services.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of building permits	
PPP 4.18-2 The Project shall comply with Section 4.408 of the 2022 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa Valley shall review and verify the Contractor's documentation that confirm the	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
volumes and types of waste that were diverted from landfill disposal, in accordance with the approved construction waste management plan.			
PPP 4.18-3 The Project shall comply with Section 6.77.040 – Requirements for commercial organic waste generators, which establishes recycling and organics collection requirements for commercial businesses, including multi-family residential dwellings.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of certificate of occupancy for residential and commercial uses.	

ATTACHMENT NO. 2

Resolution No. 2026-08 for

Approval of GPA, TTM, & SDP

RESOLUTION NO. 2026-08

A RESOLUTION OF THE CITY COUNCIL APPROVING MASTER APPLICATION NO. 22248 CONSISTING OF GENERAL PLAN AMENDMENT NO. 22006, TENTATIVE TRACT MAP NO. 38541, AND SITE DEVELOPMENT PERMIT NO. 22072 TO PERMIT THE CONSTRUCTION OF 232 RESIDENTIAL UNITS AND 24,000 SQUARE FEET OF COMMERCIAL/RETAIL SPACE WITHIN A 33-ACRE SITE FOR A PROJECT LOCATED AT THE SOUTHEAST INTERSECTION OF LIMONITE AVENUE AND WINEVILLE AVENUE (APNS: 157-250-011, 157-250-013)

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:

Section 1. **Project**. Diversified Pacific Development Group, LLC (the "Applicant") has applied for Master Application No. 22248 (MA No. 22248) which consists of General Plan Amendment No. 22006 (GPA No. 22006), Change of Zone No. 22006 (CZ No. 22006), Tentative Tract Map No. 38541 (TTM No. 38541), and Site Development Permit No. 22072 (SDP No. 22072) to allow for the construction of 232 residential units and 24,000 square feet of commercial/retail space within a 33-acre site, for a project located at the southeast intersection of Limonite Avenue and Wineville Avenue (APNs: 157-250-011, 157-250-013) ("Project"). GPA No. 22006, TTM No. 38541, and SDP No. 22072 is the subject matter of this resolution. CZ No. 22006 will be approved by separate ordinance.

Section 2. **General Plan Amendment**.

(a) The Applicant is seeking approval of GPA No. 22006 to amend the General Plan land use designation of an approximately 1.1-acre site (western portion of APN 157-250-011) from Commercial Retail (C-R) to Medium High Density Residential (MHDR), as shown on Exhibit "A".

(b) Section 9.30.010.A. of the Jurupa Valley Municipal Code provides that any amendment to any part of the Jurupa Valley General Plan, shall be adopted in accordance with the provisions of Section 65300 *et seq.* of the Government Code, as now written or hereafter amended, and Chapter 9.30 of the Jurupa Valley Municipal Code.

(c) Section 9.30.010.B. of the Jurupa Valley Municipal Code provides that the initiation of proceedings for the amendment of any part of the Jurupa Valley General Plan shall be conducted in accordance with the provisions of Chapter 9.30 of the Jurupa Valley Municipal Code.

(d) Section 9.30.040.D. of the Jurupa Valley Municipal Code provides that the owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property, shall have the right to apply for a General Plan amendment without having to request that the City Council adopt an order initiating proceedings for an amendment as detailed in Section 9.30.040. Instead, the owner of real property, or a person

authorized by the owner, seeking to change the land use designation on that real property may apply for a General Plan amendment through the Planning Division and pay the required fee. Upon submittal of an application, the amendment shall be processed, heard and decided in accordance with Sections 9.30.010 and 9.30.100 of the Jurupa Valley Municipal Code.

(e) Section 9.30.100.(1) of the Jurupa Valley Municipal Code provides that proposals to amend any part of the Jurupa Valley General Plan shall be heard by the Planning Commission during a public hearing on the matter. Further, Government Code Section 65353 provides that when a city has a planning commission authorized by local ordinance or resolution to review and recommend action on a proposed general plan, the planning commission shall hold at least one public hearing before approving a recommendation on the adoption of a general plan.

(f) Section 9.30.040(F)(2) provides that the Planning Commission resolution recommending approval of an Entitlement/Policy Amendment to the General Plan shall make the first two findings listed below and any one or more of the subsequent findings:

1) The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

2) The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

3) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

4) A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

5) An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

6) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the city's economic base) and that would improve the ratio of jobs-to-workers in the city.

7) An amendment is required to address changes in ownership of land or land not under the land use authority of the City Council.

(g) Section 9.30.100.(2) of the Jurupa Valley Municipal Code provides that after closing the public hearing, the Planning Commission shall make a recommendation for approval or disapproval within a reasonable time, by resolution, including therein its findings, and transmit it to the City Council with a copy mailed to the applicant. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Planning Commission. If the Planning Commission cannot reach a decision within a reasonable time after closing the hearing, that fact shall be reported to the City Council and shall be deemed a recommendation to deny the proposal. Further, Government Code Section 65354 provides that the planning commission shall make a written recommendation on the adoption of a general plan,

that a recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the planning commission, and that the planning commission shall send its recommendation to the legislative body.

(h) Section 9.30.100.(3) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation of the Planning Commission on an amendment of the General Plan, the City Clerk must set the matter for public hearing before the City Council at the earliest convenient day and give notice of public hearing in the same manner as notice was given of the hearing before the Planning Commission.

(i) Section 9.30.100.(4) of the Jurupa Valley Municipal Code provides that after closing the public hearing, the City Council must render its decision within a reasonable time. A decision to adopt or amend the General Plan, or any part or element thereof, shall be made by resolution, which resolution shall be adopted by the affirmative vote of not less than the majority of the total membership of the City Council. The City Council may approve, modify or disapprove the recommendation of the Planning Commission; provided, however, that any substantial modification of the Planning Commission's recommendation not previously considered by the Commission shall first be referred to the Commission for its recommendation. Further, Government Code Section 65356 provides that the legislative body must adopt or amend a general plan by resolution, which resolution shall be adopted by the affirmative vote of not less than a majority of the total membership of the legislative body. The legislative body may approve, modify, or disapprove the recommendation of the planning commission, if any. However, any substantial modification proposed by the legislative body not previously considered by the commission during its hearings, shall first be referred to the planning commission for its recommendation.

(j) Section 9.30.100.(5) of the Jurupa Valley Municipal Code provides that a proposal to adopt or amend any part or element of the General Plan shall not be approved by the City Council until all procedures required by the Jurupa Valley CEQA implementing procedures to approve a matter have been completed.

Section 3. **Tentative Tract Map.**

(a) The Applicant is seeking approval of TTM No. 38541, a Schedule "A" subdivision to subdivide the existing 33-acre project site into 166 parcels.

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

(c) Section 7.15.130.A. of the Jurupa Valley Municipal Code provides that within fifty (50) days after the date of filing of a tract map or commercial parcel map, a public hearing on the map must be held before the Planning Commission. Section 7.15.130.B. of the

Jurupa Valley Municipal Code provides that after the close of the hearing, the Planning Commission must approve, conditionally approve, or disapprove the proposed tentative map, file notice of the decision with the City Clerk, and mail notice of the decision to the land divider, or his or her authorized agent, and any interested party requesting a copy.

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

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

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

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

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

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

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

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

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

Section 4. **Site Development Permit.**

(a) The Applicant is seeking approval of SDP No. 22072 for the construction of 232 residential units and 24,000 square feet of commercial/retail space within a 33-acre site.

(b) Section 9.240.330(4)(b) of the Jurupa Valley Municipal Code provides that the Community Development Director shall hold a public hearing on all site development permits

for which a negative declaration 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 division staff determines the proposed use will have a major significant impact on the community.

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

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

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

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

Section 5. **Procedural Findings.**

(a) The application for MA No. 22248 was processed including, but not limited to, a public notice in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On October 8, 2025, the Planning Commission of the City of Jurupa Valley opened the public hearing on MA No. 22248 at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. At the conclusion of the October 8, 2025 hearing, the Planning Commission continued the public hearing to October 22, 2025.

(c) On October 22, 2025, the Planning Commission held the continued public hearing where staff, the Applicant, and the public had an opportunity and did address the Planning Commission regarding the Project, this resolution, and the conditions of approval. Following the receipt of public testimony on October 22, 2025, the Planning Commission closed the public hearing, and adopted Resolution 2025-23 by a 3-2 vote recommending approval of the project by the City Council.

(d) On November 20, 2025, the City Council of the City of Jurupa Valley opened the public hearing on MA No. 22248 at which time all persons interested in the Project had the opportunity to address the City Council on these matters. The City Council continued the hearing to December 4, 2025 to allow staff and the Applicant to refine the project.

(e) On December 4, 2025, the City Council of the City of Jurupa Valley held a public hearing on MA No. 22248 at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony, the City Council continued the public hearing to January 15, 2026.

(f) On January 15, 2026, the City Council of the City of Jurupa Valley held a public hearing on MA No. 22248 at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony, the City Council closed the public hearing.

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

Section 6. **California Environmental Quality Act Findings.** The City Council makes the following environmental findings and determinations in connection with the approval of MA No. 22248:

(a) The Project was processed, including but not limited to all public notices, in the time and manner prescribed by State and local law, including the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 *et seq.*) and the State CEQA Guidelines ("CEQA Guidelines") (14. Cal. Code Regs. § 15000 *et seq.*) City staff prepared an Initial Study of the potential environmental effects of the approval of the Project as described in the Initial Study. Based upon the findings contained in the Initial Study, City staff determined that an Environmental Impact Report ("EIR") should be prepared. An EIR was prepared (SCH #2024090808) for the Project.

(b) On January 15, 2026, the City Council of the City of Jurupa Valley considered the proposed Project, including General Plan Amendment No. 22006, TTM No. 38541 and SDP No. 22072, and the EIR, Findings, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations, at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the proposed Project, EIR, Findings, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations prior to adopting this Ordinance.

(c) On January 15, 2026, the City Council adopted Resolution No. 2026-0 __ "A RESOLUTION OF THE CITY COUNCIL OF JURUPA VALLEY CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NUMBER 2024090808), ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR WINEVILLE MARKETPLACE VILLAGE DEVELOPMENT PROJECT." Resolution No. 2026-0 is incorporated herein as if set forth in full.

Section 7. **Findings for Approval of General Plan Amendment**. The City Council, hereby makes the following findings in connection with approving General Plan Amendment No. 22006:

(a) The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan because construction of the Project will avoid all onsite state and federal jurisdictional areas including onsite riparian and riverine resources.

(b) The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them because the Project is consistent with the following General Plan policies:

1) **LUE 2.2 Higher Density Residential.** Accommodate higher density residential development in walkable, pedestrian oriented areas near major transportation corridors, concentrated employment areas, and community and town centers, and promote the development of high quality apartments and condominiums that will encourage local investment and pride of ownership. The proposed project is for a mix of high quality multi-family and single family community along a primary transportation corridor in Limonite Avenue and in close proximity to the proposed commercial center and the existing commercial center to the east of the project site at the corner of Limonite Avenue and Etiwanda Avenue. The community would also be walkable, ownership based, and is proposed at a density consistent with the Medium Highest Density Residential (MHDR) land use designation (up to 8 dwelling units per acre) in the City's General Plan.

2) **LUE 2.3 Infrastructure.** Ensure that circulation facilities, water resources, sewer and storm drainage facilities, and other utilities available or provided by the developer are adequate to meet the demands of a proposed residential land use in addition to those services and resources required to serve existing residents and businesses. All street improvements, drainage infrastructure, and other utilities are found to be adequate to meet the demands of a proposed residential land use in addition to those services and resources required to serve existing residents and businesses.

3) **LUE 2.6 Buffering.** Require setbacks and other design elements to buffer residential units from the impacts of abutting agricultural, roadway, commercial, and industrial uses, to the maximum extent possible. The development meets the required setbacks and incorporates design features such as screen walls and dense landscaping to buffer residential units from any potential impacts of abutting uses and roadway.

4) **LUE 2.9 Design Compatibility.** Ensure that new residential developments are designed to be compatible with their surroundings and to enhance visually the appearance of neighborhoods and adjacent structures. The proposed project successfully incorporates Craftsman, Farmhouse, and California Ranch as an architectural style that is compatible with the surrounding area.

5) The proposed project site is located within the Equestrian Lifestyle Protection Overlay (ELO). The ELO is intended to preserve the City of Jurupa Valley's equestrian heritage and lifestyle, and ensures the keeping of horses and other farm animals can continue, subject to the regulations specified in the Zoning Ordinance. The project, with recommended conditions, is consistent with the policies of the ELO by strengthening the existing trail network and providing new equestrian facilities with the following features:

a) Constructing an equestrian trail on the south side of 63rd Street to add an additional east-west corridor for equestrians;

b) Constructing an equestrian trail on the east side of the Day Creek Channel to provide a connection between Limonite Avenue and 63rd Street. This allows equestrians a choice to travel north or south on Lucretia Avenue and Wineville Avenue;

c) Constructing a hitching area near the Day Creek Channel and 63rd Street providing a rest stop for equestrians;

d) Constructing a pedestrian bridge crossing the Day Creek Channel which allows equestrians, pedestrians, and bicyclists continuous travel path on 63rd Street between Wineville Avenue and Etiwanda Avenue.

(c) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. There is a greater need to create more housing opportunities in the City than existed at the time the General Plan was adopted. Land that was zoned as Commercial Retail is being redesignated as Medium High Density Residential to allow for the construction of 232 residential units that will provide a mix of housing types including 57 single family detached homes, 102 rowtown units, and 73 cluster units which is a housing mix that is needed in the City.

Section 8. **Findings for Approval of Tentative Tract Map No. 38541**. The City Council makes the following findings in connection with the approval of Tentative Tract Map No. 38541:

(a) The proposed land division is consistent with the City's General Plan, and municipal code upon the approval of the General Plan Amendment because upon approval of the proposed General Plan Amendment the Project site will allow for a mixed use development with residential at a density of up to 8 dwelling units per acre and 24,000 square feet of commercial. The Project proposes a 232 unit residential development at a density of 8 dwelling units per acre which is consistent with the Medium High Density Residential land use designation. As such, the proposed Project will not cause serious public health problems.

(b) The design or improvement of the proposed land division is consistent with the City's General Plan because the proposed Project meets all Planned Unit Development Standards such as: 1) public open space; 2) pedestrian and equestrian trails; 3) parks; 4) and clustering of dwelling units.

(c) The site of the proposed land divisions are physically suitable for the type of development because it is a relatively flat, undeveloped, vacant lot in close proximity to other residential land uses located to the west and south. The Project site is suitable to accommodate the

subdivision and future development of two hundred thirty- two (232) residential units and 24,000 square foot of commercial as there is adequate public services available to the site.

(d) The site of the proposed land divisions are physically suitable for the proposed density of the development because it proposes two hundred thirty-two (232) residential units at a density of 8 dwelling units per acre, which is at the maximum allowed density under the General Plan land use designation.

(e) The design of the proposed land divisions or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the degraded site conditions and absence of plant communities provide an overall low potential for most species to utilize or reside on-site. Therefore, the Project would not be expected to directly impact federal or state-listed threatened or endangered species.

(f) The design of the proposed land divisions or the type of improvements are not likely to cause serious public health problems because an Environmental Impact Report was prepared that evaluated potential effects with respect to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. Even though the EIR determined that Green House Gas could not be mitigated a Statement of Overriding Considerations is being considered for adoption. As such, the proposed Project will not cause serious public health problems.

(g) The design of the proposed land divisions 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 divisions because project provides increased access to other areas of the community by improving and connecting roads and trails.

Section 9. **Findings for Approval of Site Development Permit No. 22072.** The City Council makes the following findings in connection with the approval of Site Development Permit No. 22072:

(a) The proposed use conforms to all the requirements of the City of Jurupa Valley General Plan and with all applicable requirements of State law and the ordinances of the City of Jurupa Valley. The proposed General Plan land use designation is Medium High Density Residential (MHDR) and Commercial Retail (C-R), and the proposed zoning classification is a Planned Unit Development (PUD). The PUD zone is consistent with MHDR and CR as the PUD zone provides flexibility to standards. With entitlements, the Project will accommodate the proposed 232-unit residential project and the 24,000 square foot commercial center. The Project complies with all applicable development standards

(b) The combination of the site design, building design, compliance with all applicable development standards, mitigation measures, and conditions of approval will ensure that the Project as designed for the protection of the public health, safety, and general welfare. The Project is consistent with the logical development of the land use and with the surrounding

residential and commercial land uses. The proposed use is compatible with commercial uses, schools, and parks, and existing residential uses.

(c) The site development plan does not permit the construction of more than one structure on a single legally divided parcel. Condition of approval no. 28 prohibits the applicant from selling any constructed structures until the parcel on which the buildings are located is divided and a final map is recorded.

Section 10. **Approval of Master Application Nos. 22248 with Conditions**. Based on the foregoing, the City Council approves Master Application No. 22248 which includes General Plan Amendment No. 22006 as shown on Exhibit "A", Tentative Tract Map No. 38541 subject to the conditions of approval attached as Exhibit "B", and Site Development Permit No. 22072 subject to the conditions of approval attached as Exhibit "B". The City Council further approves the Development Plan attached as Exhibit "C". Consistent with Jurupa Valley Municipal Code Section 9.238.090(A), a final Development Plan shall be submitted to the Community Development Director for approval.

Section 11. **Certification**. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this 15th day of January, 2026

_____

Mayor

ATTEST:

_____

Maria Morris
City Clerk

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Maria Morris, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2026-0 was duly adopted and passed at a meeting of the City Council of the City of Jurupa Valley on the 15th day of January, 2026, by the following vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____

MARIA MORRIS
CITY CLERK

EXHIBIT A OF ATTACHMENT NO. 2

General Plan Amendment Exhibit

DEVELOPER/APPLICANT:

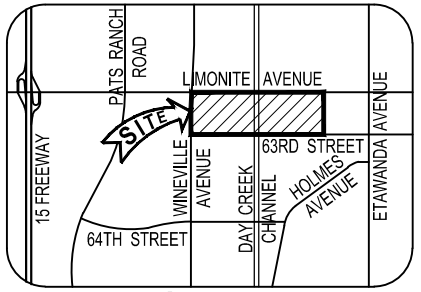
DIVERSIFIED PACIFIC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730

CONTACT: JASON HOLT
PHONE: (909) 481-1150

GENERAL PLAN EXHIBIT - PROPOSED LAND USE DESIGNATIONS

LIMONITE AND WINEVILLE

TENTATIVE TRACT MAP NO. 38541



VICINITY MAP
N.T.S

GEOTECHNICAL ENGINEER

PETRA GEOSCIENCES, INC.
10880 COUNTY CENTER DRIVE, SUITE M
TEMECULA, CA. 92591

CONTACT: DOUG JOHNSTON
(951) 600-9271

CIVIL ENGINEER:

MADOLE AND ASSOCIATES, INC.
9302 PITTSBURGH AVENUE, SUITE 230
RANCHO CUCAMONGA, CA 91730

CONTACT: MARK BERTONE
PHONE: (909) 481-6322

TOPOGRAPHIC INFORMATION:

AERIAL TOPOGRAPHIC SURVEY USING LIDAR TECHNOLOGY ON 02/16/2022.

ACREAGE

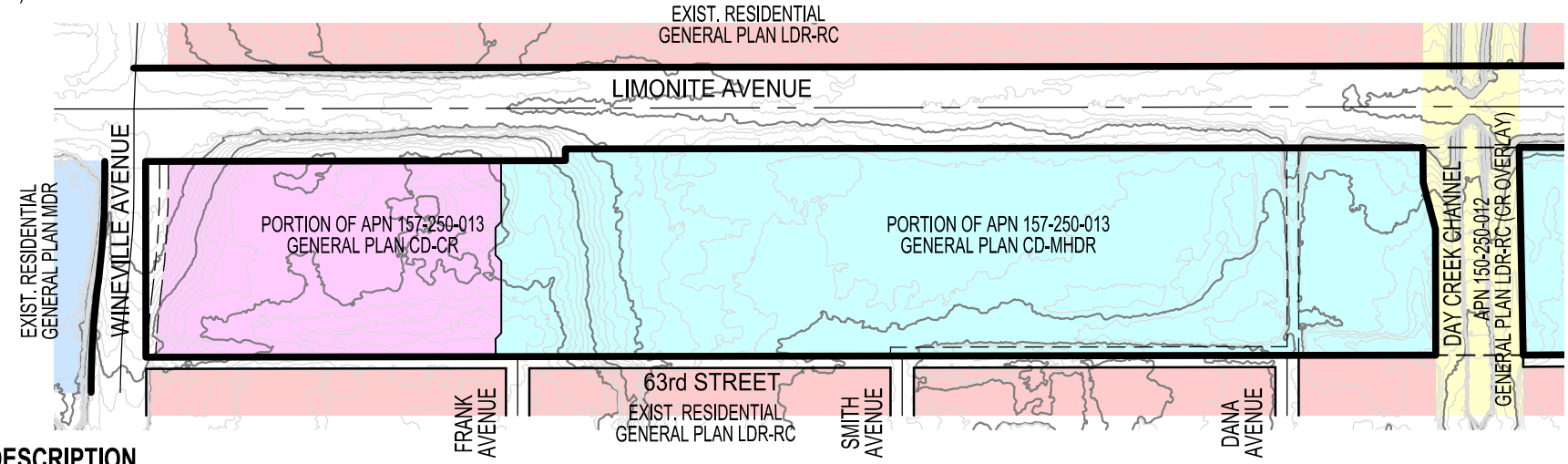
32.81 ACRES GROSS/OWNERSHIP
17.67 ACRES (WEST)
15.14 ACRES (EAST)

APNs:

157-250-011
157-250-013

LAND USE

EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL AND COMMERCIAL
EXISTING ZONING:	C-1/C-P AND R-A
PROPOSED ZONING:	PUD-01



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF JURUPA VALLEY, STATE OF CALIFORNIA, COUNTY OF RIVERSIDE AND DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARCEL MAP No. 7139, AS SHOWN BY MAP ON FILE IN BOOK 25 PAGE 65 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT IN DOCUMENT RECORDED SEPTEMBER 17, 1987 AS INSTRUMENT No. 87-270632 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LEGEND

- LDR-RC (EXIST. RESIDENTIAL)
- LDR-RC (DAY CREEK CHANNEL)
- CD-MHDR
- CR
- CD-CR
- MDR (EXIST. RESIDENTIAL)

PREPARED BY:
MADOLE & ASSOCIATES, INC.
Engineering Communities for Life
9302 PITTSBURGH AVE., SUITE 230
RANCHO CUCAMONGA, CA. 91730
PHONE: 909.481.6322
FAX: 909.481.6320

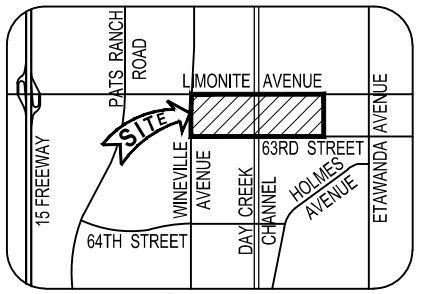
JOB NO.: 766-2932
AUGUST 25, 2022

SHEET NO. 1 OF 2 SHEETS

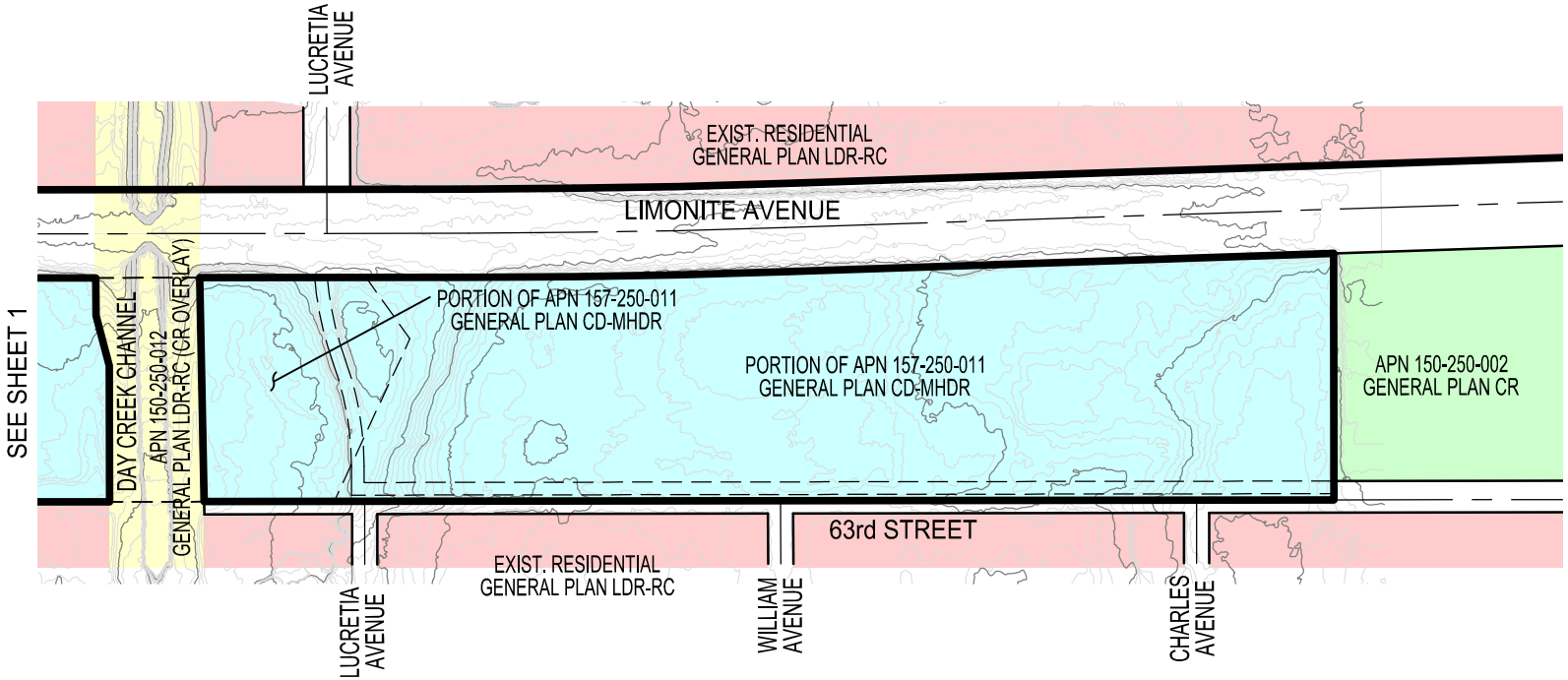
GENERAL PLAN EXHIBIT - PROPOSED LAND USE DESIGNATIONS

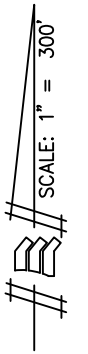
LIMONITE AND WINEVILLE

TENTATIVE TRACT MAP NO. 38541



VICINITY MAP
N.T.S





LEGEND

- LDR-RC (EXIST. RESIDENTIAL)
- LDR-RC (DAY CREEK CHANNEL)
- CD-MHDR
- CR
- CD-CR
- MDR (EXIST. RESIDENTIAL)

PREPARED BY:
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FAX: 909.481.6320

JOB NO.: 766-2932
AUGUST 25, 2022

SHEET NO. 2 OF 2 SHEETS

EXHIBIT B OF ATTACHMENT NO. 2

Conditions of Approval

COMMUNITY DEVELOPMENT DEPARTMENT

ALL – The condition applies to all entitlements.

SDP – The condition applies to the Site Development Permit.

TTM – The condition applies to the Tentative Tract Map.

1. **ALL- APPROVED PROJECT.** MA22248 (GPA22006, CZ22006, TTM38541, SDP22072) is to allow a mixed use project consisting of 232 residential units and 24,000 square feet of commercial within 33 acres. The project site is located on the corner of Limonite Avenue and Wineville Avenue (APNs: 157-250-011, 157-250-013).

2. **ALL - INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor"), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (i) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.

3. **ALL - CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Community Development Director or designee.

4. **ALL - MITIGATION MEASURES.** This project shall be subject to, and comply with, all of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program adopted in connection with the adoption of the Environmental Impact Report prepared for the project.

5. **ALL - FEES.** The approval of MA22248 (GPA22006, CZ22006, TTM38541, and SDP22072) shall not become effective until all planning fees have been paid in full.

6. **ALL - INCORPORATE CONDITIONS**. **Prior to the issuance of any building permit**, the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project's final approval.
7. **TTM - APPROVAL PERIOD.** An approved or conditionally approved tentative tract map shall expire 36 months after such approval unless within that period of time a final map shall have 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. **SDP - APPROVAL PERIOD.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to three (3) years of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within five (5) years of the approval date this permit, it shall become null and void.
9. **ALL – CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans, conditions of approval, and development plan, which includes the following:
    a. Architectural Plan Set
        i. Site Plan
        ii. Floor Plan
        iii. Elevations
        iv. Landscape Plan
        v. Conceptual Grading and Drainage
        vi. Development Plan
10. **TTM & SDP - GENERAL MAINTENANCE OF PROPERTY.** This project shall be subject to, and comply with, all of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program adopted in connection with the adoption of a Mitigated Negative Declaration prepared for the project.
11. **TTM - DEVELOPMENT PLAN.** A final Development Plan that is consistent with Condition No. 9, shall be approved by the Community Development Director **prior to the issuance of any building permit for the residential tract.**
12. **SDP - APPROVAL FOR ENHANCED ELEVATIONS.** All building elevations facing a public street, or within public view, shall have enhanced architecture, such as additional materials and/or colors and variation in height. **Prior to the issuance of the first building permit for MA22248**, the architectural plans that satisfy this condition shall be approved through a Site Development Permit by the Community Development Director.
13. **TREES IN STREETSCAPE**. All trees in the parkway and setback abutting a street shall be a minimum of 36" box in size.
14. **ALL - ON-SITE LANDSCAPING. Prior to the issuance of the first building permit** of the development project, a "Professional Services" (PROS) application shall be approved

by the Community Development Director. The PROS application, with required fee, shall include the following items:

a) Final (construction set) on-site landscape and irrigation plans;
b) Completed City Agreement for Landscape improvements
c) City Faithful Performance Bond for Landscape improvements; performance bond shall be posted at 110% of the total cost approved estimate of landscaping, irrigation, labor, and one-year maintenance. The Community Development Director may consider a cash bond if appropriate

Prior to the issuance of the first Certificate of Occupancy for MA22248 (SDP22072), the following events shall be satisfied in the order it is listed:

1. **Substantial Conformance Letter:** The Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley Community Development Department once the landscape architect has deemed the installation is in conformance to the approved plans.
2. **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.

The Community Development Director may amend the deadline from "prior to the issuance of the first Certificate of Occupancy for MA22248" if deemed appropriate.

15. **PEDESTRIAN/EQUESTRIAN BRIDGE CROSSING DAY CREEK CHANNEL**. The applicant, or his/her designee, shall submit a detailed plan showing the precise location and design of the pedestrian bridge to the satisfaction of the Community Development Director. Such plan shall be reviewed and approved by the Community Development Director or their designee prior to the issuance of 1st building permit of the residential development.
The Community Development Director may amend the deadline from **"prior to the issuance of the 1st building permit of the residential development"** for MA22248 if deemed appropriate.

Prior to the issuance of occupancy for the 120th single-family home, the applicant shall construct a pedestrian bridge crossing the Day Creek Channel along the north side of 63rd Street to the satisfaction of the Community Development Director and/or City Engineer. The Community Development Director and/or City Engineer may amend the deadline from "prior to the issuance of the first Certificate of Occupancy for the 120th single family home if deemed appropriate.

16. **PHASING OF COMMERCIAL COMPONENT.** Construction of all public streets surrounding the commercial-retail development and the Limonite frontage including all improvements in the public right-of-way including landscaping shall be complete and all utilities shall be provided to the commercial-retail **prior to the issuance of the 50th Certificate of Occupancy ("COO") of the residential portion of the project.**

a. The commercial-retail component shall be substantially completed and a letter of commitment from a commercial anchor approved by the Community Development Director shall be submitted and approved **prior to the issuance of the 116th COO of the residential portion of the project.** Substantially completed shall be defined as all infrastructure improvements installed and the shell of each building complete as well as parking area. **The Community Development Director shall make the final determination on substantial completion.**

b. If the commercial-retail component of the project is not substantially complete **prior to**

the issuance of the 116th COO, then the project will be required to pay the projected sales tax collected by the City of the commercial-retail component of the project every year after the 116th COO. A payment schedule shall be reviewed and approved by the Community Development Director **prior to the issuance of the 117 COO of the residential portion of the project**. The projected sales tax will be determined by a consultant chosen and **approved by the Community Development Director prior to the issuance of the 117th COO of the residential portion of the project.** Applicant will be responsible for payment of consultant work. The sales tax will be provided until the commercial-retail component is substantially completed.

17. **CONSTRUCTION OF COMMON AREAS OF THE RESIDENTIAL DEVELOPMENT.** The Community Development Director shall review and approve the design of the common areas **prior to the first residential Building permit**.
    a. **Tot Lot East.** Construction of Tot-Lot East located south of Limonite Avenue, east of Lucretia Avenue, and north of "D" Street shall be complete and all utilities shall be provided **prior to the 69TH Certificate of Occupancy ("COO") of the residential portion of the project.**

    b. **Rowtown Recreation Center.** Construction of the recreation center within the community at the north side of B Street and south of Limonite Avenue shall be complete and all utilities shall be provided **prior to the 110th Certificate of Occupancy ("COO") of the residential portion of the project.**

    c. **Community Garden and Dog Park.** Construction of the community garden and dog park located east of the Day Creek Channel south of limonite Avenue and west of Lucretia Avenue shall be complete and all utilities be provided **prior to the 110th Certificate of Occupancy ("COO") of the residential portion of the project.**

    d. **Tot-Lot West.** Construction of Tot-Lot West located west of the Day Creek Channel, south of "B" Street, and north of 63rd Street shall be complete and all utilities be provided **prior to the 90TH Certificate of Occupancy ("COO") of the residential portion of the project.**

    e. **Hitching Area:** Construction of the hitching area located west of the Day Creek Channel, south of "B" Street, and north of 63rd Street shall be complete and all utilities be provided **prior to the 110th Certificate of Occupancy ("COO") of the residential portion of the project.** The hitching area shall include small recreation amenities such as exercise stations.

18. **ALL - 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.

19. **EV CHARGING STATIONS.** The site shall provide and install infrastructure for a

minimum of three (3) Electrical Vehicle (EV) Charging stations. EV charging station plans shall be approved by the Community Development Director **prior to the issuance of the first Building permit**.

The charging station(s) shall be fully constructed **prior to the issuance of the Certificate of Occupancy** for the 2nd commercial building of the development project.

20. **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.

21. **WALL AND FENCE PLAN**. A Wall & Fence plan, including elevations, colors and materials, shall be approved by the Community Development Director **prior to issuance of a grading permit**. The walls shall be of decorative block and fencing shall be decorative as well. Chain link fence is prohibited.

22. **GRAFFITI PROTECTION FOR WALLS.** Plans that include anti-graffiti coating or protection for the exterior side of all perimeter walls and exterior of building walls to half the height of the structure, or 12 feet, whichever is greater, shall be approved by the Community Development Director **prior to the issuance of the first building permit**. The wall coating shall be completed **prior to the issuance of Certificate of Occupancy**.

    Graffiti shall be removed from the property within 24 hours of receiving notice from the City.

23. **DRIVEWAY ENHANCEMENTS.** Site entry 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 MA22248** and constructed **prior to the issuance of Certificate of Occupancy.**

24. **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 of MA22248.**
    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 Community Development Director **prior to the issuance of any building permit of MA22248.**

25. **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.

    Photometric Plan. A photometric plan and exhibits of lighting fixtures shall be approved by the Community Development Director **prior to the issuance of the first building permit.**

26. **ROOFTOP EQUIPMENT.** All rooftop equipment shall be screened from public view.

27. **IMPACT FEES.** The applicant shall 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 pay any owed TUMFs by the required deadline pursuant to Chapter 3.70 of the Municipal Code.

28. **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.

29. **DOWNSPOUTS.** All commercial building drainage shall be interior with no exterior downspouts or gutters.

30. **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.

31. **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.

32. **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.

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

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

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

c. Access and Circulation Areas

d. Drainage Facilities

e. Landscaping and Irrigation

f. On-site Lighting Fixtures

g. Walls and Fences

h. Community signage

i. All on-site storm water and water quality management post-construction facilities and features (BMPs) shall require maintenance by the property owner(s). Regulations for operations and maintenance shall be clearly stated in the CC&Rs.

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

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

l. Other items the Community Development Director and City Engineer deem appropriate.

34. NON OPERABLE VEHICLES. Non operable vehicles shall not be stored and are not allowed on site.

35. BACKFLOW DEVICES. The location of all backflow devices including those in the right-of-way, and any required screening of it, shall be approved by the Community Development Director **prior to the issuance of any building permit.**

36. INCLUSIONARY HOUSING REQUIREMENT AND AFFORDABLE HOUSING IN-LIEU FEE. The project is subject to Chapter 9.267, Inclusionary Housing Requirement and Affordable Housing In-Lieu Fee. All requirements must be satisfied in accordance with the deadlines adopted in the code.

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

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

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

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

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

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

37. PARKING OVERHEAD SHADE STRUCTURE. A plan showing the design of the structure located within the commercial center north of 63rd Street west of 'A' Street shall be submitted for review and approval of the Community Development Director **prior to the first commercial building permit.**

Construction of the shade structure shall be completed **prior to the final Certificate of Occupancy for the 1st commercial building.**

38. EQUESTRIAN FACILITIES. A plan consistent with this condition shall be submitted for review and approval of the Community Development Director that provides for the following facilities to accommodate equestrians:

a) **ON-SITE EQUESTRIAN TRAIL.** An equestrian trail shall be constructed all along the south side of 63rd Street. The applicant, or his/her designee, shall submit a detailed plan showing the precise location and design of the decomposed granite trail and trail fence as shown within the approved plans identified in Condition No. 9 to the satisfaction of the Community Development Director. The surface material for the trail shall be decomposed granite or another acceptable material approved by the Community Development Director. Such plan shall be reviewed and approved by the Community Development Director or their designee **prior to the issuance of 90th building permit of the residential development.**

b) **Hitching Area:** A Hitching area shall be provided at the southwest corner of Wineville Avenue with sufficient water troughs. The precise location of the hitching area and water trough shall be approved by the Community Development Director. The construction of the hitching area shall be completed with all necessary utilities prior to the 193rd Certificate of Occupancy ("COO") of the residential portion of the project. Hitching area shall be constructed of powder coated metal or other materials approved by the Community Development Director.

c) **Three-Rail Vinyl Fence.** A three-rail double sided vinyl fence of appropriate gauge shall be installed between the equestrian trail and the right-of-way along 63rd Street and Wineville Avenue. The design and material for the three-rail fence shall be subject to the approval of the Community Development Director.

ENGINEERING DEPARTMENT

1. GENERAL REQUIREMENTS (ENGINEERING)

1.1. The use hereby conditioned is for a Site Development Permit No. 22072 (SDP22072), Tentative Tract Map No. 38541 (TTM38541), Change of Zone No. 22006 (CZ22006), and General Plan Amendment No. 22006 (GPA22006); being a subdivision of APN 157-250-011 and 157-250-013, Parcel 3 of Parcel Map No. 7139, per Map Book 25, Page 65 of Parcel Maps, Records of Riverside County; consisting of 32.81 acres, 175 numbered lots and 7 lettered lots. Tentative Tract Map No. 38541 prepared by Madole & Associates, Inc., dated September 11, 2024 and Conceptual Grading Plan prepared by Madole & Associates, Inc., dated September 11, 2024, are referenced exhibits.

1.2. The Tract Map preparation shall comply with the State of California Subdivision Map Act, the City of Jurupa Valley Municipal Code, and Riverside County Ordinance No. 460; as it pertains to Schedule "A" subdivision, unless otherwise modified by the conditions listed herein.

1.3. It is expected that the tentative map and site plan exhibits are all inclusive of a parcel or parcels of land legally subdivided in compliance with the Subdivision Map Act, and local ordinance.

1.4. It is expected that any easements shown on the referenced exhibits are shown correctly and include all the easements that encumber the subject property. The Applicant shall secure approval from all (if any) easement holders for all grading and improvements which are proposed over the respective easement or provide evidence that the

easement has been relocated, quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no affect. Should such approvals or alternate action regarding the easements not be provided, the Applicant may be required to amend or revise the permit.

1.5. Improvements such as landscaping, streetlights, and other street infrastructure within the dedicated private right-of-way as shown on the referenced exhibit shall be maintained by a Homeowner's Association/Property Owner's Association (HOA/POA).

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), Site Development Permit (SDP), Change of Zone (CZ), General Plan Amendment (GPA) and all other planning permits associated with MA22248 are approved and are in effect unless otherwise approved by the City Engineer.

2.2. All grading shall conform to the California Building Code, as adopted by the City of Jurupa Valley, the City's Municipal Code Title 8, 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. Grading plans shall be approved by the City Engineer and financial securities for grading, if applicable, shall be in place prior to permit issuance.

2.2.1. Prior to approval of the precise grading plan, the Applicant shall prepare a project-specific geotechnical report for review and approval of the City Engineer for TTM38541.

2.3. The Applicant shall prepare a precise grading plan for the project site.

2.3.1. 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.

2.3.2. The grading plan shall provide for acceptance and proper disposal of all off-site 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.

2.3.3. 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 securing a drainage easement(s), if necessary, as approved by the City Engineer.

2.3.4. Temporary erosion control measures shall be implemented immediately following rough 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.

2.3.5. Applicant shall provide written proof and authorization from easement holders (if any) for work proposed over easements.

2.4. If grading is required offsite, the Applicant shall obtain a written notarized letter of authorization from the property owner(s) to grade as necessary and provide a copy to the Engineering Department. It shall be the sole responsibility of the Applicant to obtain any and all proposed or required easements and/or authorizations necessary to perform the grading shown on the site plan and grading exhibits.

2.5. A hauling permit shall be required for the import/export of 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.

2.6. Prior to approval of the rough grading plan, the Applicant shall prepare a final hydrology and hydraulics report corresponding with the detailed plans for grading, site development, storm drain improvements, and street improvements, including analysis of offsite drainage tributary to the site, for approval of the City Engineer. The City has reviewed the Preliminary Drainage Study for TTM38541, prepared by Madole & Associates, Inc., and dated September 27, 2024.

2.6.1. The final hydrology report shall include an analysis of post-development conditions to identify any concerns with ponding for the adjacent streets south of 63rd Street.

2.6.2. The final hydrology report shall demonstrate that the proposed street sections for the in-tract streets have sufficient capacity to retain the 10-yr storm event within the top of curbs and 100-yr storm event within the right-of-way. Analysis and street design shall be to the satisfaction of the City Engineer.

2.6.3. If the downstream public storm drain facilities were not designed for a 100-year storm developed-condition, the post-development runoff shall not exceed the pre-development runoff. Basin routing calculations shall be included in the final report.

2.7. Prior to the approval of the precise grading plan, the Applicant shall prepare, or cause to be prepared, a Final Water Quality Management Plan (F-WQMP) for TTM38541 in conformance with the requirements of Riverside County Flood Control and Water Conservation District (RCFC&WCD) for the Santa Ana River Watershed for approval of the City Engineer.

2.7.1. The F-WQMP shall provide any changes in pervious/impervious areas and BMPs.

2.7.2. The F-WQMP shall be in accordance with the recommendations of the Final Geotechnical Report.

2.7.3. Any onsite and offsite BMPs shall be designed and sized per the findings of the F-WQMP. Any changes to the proposed BMP sizing, design, and type; and impacts to the referenced exhibit(s), may require additional approvals.

2.7.4. Infiltration must be supported by the findings of the infiltration study at each specific BMP location. A minimum of two samples will be required at each location.

2.7.5. Adequate bio-treatment for the commercial site must be provided in the final design and shall be to the satisfaction of the City Engineer.

2.7.6. Setback from building foundations to the underground infiltration systems shall follow the geotechnical recommendations.

2.8. Post-construction water quality surface features and facilities shall be designed and installed per approved project-specific WQMP and approved by the Engineering Inspector.

2.9. The project proposes to connect the overflow of the proposed Best Management Practice (BMP) to the existing Day Creek Channel owned and maintained by the RCFC&WCD. It shall be the sole responsibility of the Applicant to obtain any and all permits/authorizations for the design and construction of the proposed lateral connection to the existing RCFC&WCD facility. If a proposed overflow connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required.

2.10. All flood control and drainage facilities shall be designed and constructed to RCFC&WCD engineering and maintenance standards. The Applicant shall consult with RCFC&WCD early in the design process regarding materials, hydraulic design, and regulatory permitting, and transfer of right-of-way.

2.11. For disturbance of one or more acres, the Applicant shall provide evidence that it has prepared and submitted to the State Water Resources Control Board (SWRCB) a Storm

Water Pollution Prevention Plan (SWPPP). The SWRCB issued WDID number shall be included on the face of the grading plan.

3. PRIOR TO MAP RECORDATION (ENGINEERING)

3.1. No Final Tract Map shall be recorded until all Planning cases associated with MA22248 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 prepared in accordance to the City Engineer's requirements, conditions of tentative map approval, and in accordance with the provisions of the City of Jurupa Valley Municipal Code Chapter 7.20. All processing shall be through the City of Jurupa Valley.

3.3. Prior to Final Tract Map approval, Applicant shall prepare a fully executed Subdivision Improvement Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements. Provide a monument bond (i.e. cash deposit) in an amount determined by the City or as specified in writing by the Applicant's Engineer or Surveyor of Record and approved by the City Engineer.

3.4. All common areas shown on the referenced exhibit shall be designated as numbered lots including lots designated for water quality purposes. Lettered lots shall be reserved for public and private roads and alleys.

3.5. No phased units will be permitted without further consideration of the phase designations and limits.

3.6. Vacation of right-of-way along Limonite Avenue will be further assessed prior to final map approval.

3.7. Lot access shall be restricted along the public rights-of-way. On the Final Map the Applicant shall relinquish abutter's right of access along Wineville Avenue, Limonite Avenue, and 63rd Street with the exception of the driveway access points as shown on the referenced exhibits and as approved by the City Engineer.

3.8. Private in-tract streets as shown on the referenced exhibit shall be designated as lettered lots on the Final Tract Map. Applicant shall dedicate easements for public utilities and drainage purposes together with the right of ingress and egress for emergency vehicles.

Improvement Plans

3.9. The Applicant shall provide improvement plans for all onsite and offsite improvements including, but not limited to, street improvements, striping and pavement markings, streetlights, landscape and irrigation system, water system, and sanitary sewer system as required by these conditions of approval. 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. All improvements plans shall be processed through the City for approval of the City Engineer.

3.10. Wineville Avenue along and beyond the project boundary is a paved City maintained street and is classified as a Major road in the General Plan Circulation Element with an ultimate right-of-way width of 118 feet. Applicant shall:

3.10.1. Dedicate half-width right-of-way for public street and utility purposes on the Final Map to provide 59-foot right-of-way easterly from the centerline.

3.10.2. Construct roadway (AC pavement, curb gutter, Class II bike lane), 21-foot-wide parkway to include sidewalk, multi-purpose trail, street lights, and landscaping for frontage of this project and joining to the curb and gutter. A three-rail vinyl fence shall be provided in accordance with Planning Condition 38c.

3.10.3. Construct curb and gutter per the approved lane alignment study through the intersection with Wineville Avenue.

3.10.4. Construct improvements for full three-way intersection with 63rd Street including curb returns at the northeast and southeast corners joining to the existing multi-purpose trail to the south.

3.10.5. Relinquish abutter's right of access along the project frontage except at approved access locations as shown on the referenced exhibits.

3.11. Limonite Avenue along and beyond the project boundary is a paved City maintained street and is classified as an Urban Arterial in the General Plan Circulation Element with an ultimate right-of-way width of 152 feet. Applicant shall:

3.11.1. The Applicant shall dedicate half-width right-of-way for public street and utility purposes for Limonite Avenue on the Final Map to provide 76-foot right-of-way southerly from centerline.

3.11.2. Ultimate lane configuration of Limonite Avenue and the intersection of Limonite Avenue and Wineville Avenue shall be per the approved Lane Configuration Exhibit prepared by Madole & Associates, Inc. and dated January 2024. Modifications to the intersection of Wineville Avenue and Limonite Avenue will require striping modifications on the west side of the intersection to ensure the lanes are aligned. Final design shall be reviewed and approved by the City Engineer.

3.11.3. Construct roadway (AC pavement, curb gutter, raised median with landscaping), 21-foot-wide parkway to include sidewalk, multi-purpose trail, street lights, and landscaping for frontage of this project and joining to the curb and gutter per plans and the existing improvements at the Dollar Self Storage facility (11110 Limonite Avenue).

3.11.4. Design and modify traffic signal at Limonite Avenue with Lucretia Avenue and with Wineville Avenue.

3.11.5. Relinquish abutter's right of access along the project frontage except at approved access locations on TTM38541.

3.12. 63rd Street is classified as a Local Street in the General Plan Circulation Element with an ultimate right-of-way width of 56 feet. The Applicant shall construct improvements for full four-way intersection with 63rd Street and Lucretia Avenue to the south including curb returns at the northeast and southeast corners joining to the existing improvements to the south. All public roads shall have a typical street crown. Applicant shall:

3.12.1. On 63rd Street from Lucretia Avenue to eastern end of the project, the Applicant shall dedicate 30 feet right-of-way north of existing centerline and construct street improvements including curb and gutter at 20 feet of asphalt pavement north of centerline, 6-foot sidewalk, 4-foot landscaping and fully reconstructed AC pavement to 12-feet south of centerline plus 14 foot parkway with 10 foot multi-purpose trail and landscaping as shown on the referenced exhibits.

3.12.2. On 63rd Street, from Lucretia Avenue to approximately 200 westerly, 63rd Street shall be shown as a cul-de-sac per Standard No. 800A. The Applicant shall dedicate necessary right-of-way and construct full street improvements including curb and gutter, 6-foot sidewalk and landscaping to north right-of-way line and fully reconstructed pavement to 12-feet south of centerline plus 14 foot parkway with 10 foot multi-purpose trail and landscaping as shown on the referenced exhibits.

3.12.3. On 63rd Street from Dana Avenue to Wineville Avenue, Applicant shall dedicate half-width right-of-way for public street and utility purposes on the Final Map to provide 30-foot right-of-way northerly from the centerline. Applicant shall construct street improvements including curb and gutter at 20 feet north of centerline, 6-foot sidewalk, 4-foot landscaping and fully reconstructed AC pavement to 12-feet south of centerline plus 14-foot parkway with 10-foot multi-purpose trail and landscaping as shown on the referenced exhibits.

3.12.4. On 63rd Street at Dana Avenue, Applicant shall dedicate necessary right-of-way and construct knuckle per modified Standard No. 801 as shown on the referenced exhibits.

3.12.5. On 63rd Street extension crossing Day Creek Channel, west of 63rd Street cul-de-sac, right-of-way shall extend to Day Creek Channel for purposes of a community trail. Required dedication and improvements shall be per the referenced exhibit(s) including the construction of a pedestrian/equestrian bridge crossing Day Creek Channel.

3.12.6. On 63rd Street extension crossing Day Creek Channel, west of Day Creek Channel right-of-way shall extend to Dana Avenue for purposes of a community trail. Required dedication and improvements shall be per the referenced exhibit(s).

3.12.7. Street lights shall only be installed on the north side of 63rd Street.

3.12.8. Parking will not be permitted on the south side of 63rd Street.

3.12.9. Applicant and City agree that walls, fences, other improvements, and personal property of existing residential units encroach into the City ROW on the southerly portion of 63rd Street. This impact varies and ranges between 0 and 5 feet. Applicant is conditioned to design and construct a 14-foot parkway along the southerly side of 63rd which will cause significant impacts to the existing improvements of several of these homeowners. Applicant shall prepare the final design for 63rd Street which shall be reviewed and approved by the Engineering Department. The applicant will use a reasonable effort to work with the City and/or adjacent homeowners to remove or relocate temporary improvements or personal property in order to install the 14-foot parkway where practical. Applicant may reduce the southerly parkway of 63rd Street down to minimum 9-feet in sections where existing residents have improvements that encroach into the public ROW.

3.12.10. A three-rail vinyl fence shall be provided in accordance with Planning Condition 38c.

3.13. Lucretia Avenue shall be improved with an ultimate right-of-way width of 74 feet. The Applicant shall construct improvements for full four-way intersection with 63rd Street to the south including curb returns at the northeast and northwest corners joining and Limonite Avenue to the north to the proposed improvements. Applicant shall:

3.13.1. From Limonite Avenue to 63rd Street the Applicant shall dedicate 74 feet right-of-way and construct street improvements including curb and gutter at 29 feet each side of the centerline, 5-foot sidewalk, multi-purpose trail, and landscaped parkway as shown on the referenced exhibits.

3.14. Additional right-of way for bus turnouts shall be dedicated at the following locations per Standard No. 814:

3.14.1. South side of Wineville Avenue and Limonite Avenue easterly of Wineville Avenue;

3.14.2. South side of Limonite Avenue easterly of Lucretia Avenue.

3.15. In-tract streets are a mix of public and private streets and shall be improved per the referenced exhibits and to the satisfaction of the City Engineer.

3.16. Final design of the pedestrian crossings as shown on the referenced exhibits shall be to the satisfaction of the City Engineer.

3.17. Any offsite roadway widening required to provide the above geometrics shall be the responsibility of the Applicant or as approved by the City Engineer.

3.18. Parking restrictions, including “no stopping any time”, shall be implemented along the southerly side of Limonite Avenue and Wineville Avenue, and both sides of Lucretia Avenue. Parking shall be restricted along the northerly side of 63rd Street to no

recreational vehicles, commercial vehicles, or vehicles over six (6) feet high. Appropriate signing regulating these restrictions shall be included on the plans.

3.19. The Applicant shall design traffic signal, signal interconnection, signing and striping improvements and modifications per the approved Traffic Impact Analysis (TIA) dated August 28, 2024, based on City standards and plans at the intersection of Limonite Avenue and:

3.19.1. Wineville Avenue;

3.19.2. Lucretia Avenue;

Applicant shall be responsible for the cost of preparation by the City of revised traffic signal timing plans for the intersections within the Limonite Avenue corridor system, which extends from I-15 interchange to Etiwanda Avenue.

All signals on Limonite Avenue shall be interconnected utilizing fiber optic technology.

3.20. Project fair share contributions for the following improvements will be required:

3.20.1. I-15 Southbound Ramps and Limonite Avenue:

- Re-stripe the southbound through-left turn lane to a left-through-right turn lane.
- The project fair share contribution for this improvement is 1.85%

3.20.2. Pats Ranch Road and Limonite Avenue:

- Add overlap phasing to the eastbound right-turn lane and add southbound right-turn lane.
- The project fair share contribution for this improvement is 4.91%.

3.20.3. Etiwanda Avenue and Limonite Avenue:

- Optimize the signal timing, add an interconnect system to controller cabinet, and add a northbound right-turn lane.
- The project fair share contribution for this improvement is 4.22%

3.21. Intentionally left blank and was combined with 3.20.

3.22. Applicant shall, at no expense to the City, obtain dedications for all off-site right-of-way to construct improvements as shown. The dedication documents shall be recorded concurrent with recordation of the Final (Tract) Map and, where applicable, recording data shall be shown on the final map.

L&LMD, CFD and Special Districts

3.23. The Applicant shall form, or annex to, if one already exists, a Community Facilities District (CFD) for operation and maintenance purposes of various improvements in the public right-of-way, as approved by the City Engineer. The formation or annexation to a CFD shall be in a manner approved by the City Engineer and City Attorney.

3.24. The Applicant shall form, or annex if one already exists, a Community Facilities District (CFD) in order to provide funding for City Public Safety Services. The formation or annexation to a CFD for Public Safety Services shall be in a manner approved by the City Engineer and City Attorney.

3.25. At the Applicant's option, a Community Facilities District (CFD) shall be formed in order to finance the purchase and/or construction of the pedestrian bridge conditioned within this document. The formation of the CFD shall be in a manner approved by the City Engineer and City Attorney.

3.26. The Applicant shall provide Right-of-Way landscape plans (streetscape plans). Plans shall be submitted to the Engineering Department for review and approval of the Public Works Director and shall be in compliance with the City guidelines – package available upon request. This is a standalone set of landscape plans, separate from the on-site landscape plans and requires a separate irrigation meter.

Utilities

3.27. Separate sanitary sewer and domestic water system improvement plans shall be prepared for required improvements for approval of the Jurupa Community Services District (JCSD). Water system improvement plans showing the location of fire hydrants (see County Standard 400) off-site and on-site must also be approved by Riverside County Fire Department.

Necessary easements for sewer and water systems on-site, as determined by JCSD, shall be shown on the Final Map "to be dedicated by separate instrument".

3.28. 63rd Street is the boundary between Jurupa Community Services District (JCSD) and Santa Ana River Water Company (SARWC). Although the project lies in JCSD's district, the Applicant shall coordinate with SARWC for any improvement(s) in 63rd Street.

3.29. Electrical power, telephone, communication, street lighting, gas, and cable television lines shall be designed to be placed underground in accordance with City of Jurupa Valley Municipal Code Title 7. The Applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. Written proof confirming initiation of the design and/or application or the relocation, issued by the utility company, shall be submitted to the Engineering Department for verification purposes.

3.30. Applicant shall coordinate with Southern California Edison to obtain a "Will Serve Letter" to ensure availability of electric service for the project site.

4. PRIOR TO ISSUANCE OF BUILDING PERMIT (ENGINEERING)

4.1. All grading and construction of infrastructure improvements within the public and private right-of-way in accordance with the approved plans, 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 rough 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 rough grading in conformance with the lines and grades shown on the approved grading plans.

4.4. All improvement plans specified in these conditions of approval shall be approved by the City Engineer.

4.5. The Applicant is responsible for completing construction of all post-construction water quality Best Management Practices (BMPs) facilities and features. These facilities and features shall be operated and maintained by the HOA/POA.

4.6. All utility extensions within the site shall be placed underground unless otherwise specified or allowed by these conditions of approval.

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

4.7. All applicable required environmental mitigation measures shall be satisfied in accordance with the Environmental Impact Report.

4.8. A Construction Traffic Management Plan (CTMP) shall be submitted to the City Engineer for approval. The CTMP shall include, but not be limited to, approved routes for construction traffic to access the construction area and appropriate points of ingress/egress t

4.9. This project falls within the Day Creek Area Drainage Plan. ADA fees shall be paid to RCFC&WCD in the amount of $9,262/AC.

5. PRIOR TO BUILDING PERMIT FINAL INSPECTION/CERTIFICATE OF OCCUPANCY (ENGINEERING)

5.1. Prior to the first certificate of occupancy, all improvements within the public and private right-of-way shall be completed and accepted by the City.

5.2. The Applicant is responsible for the completion of all grading within the corresponding parcel for which occupancy is requested.

5.3. The Project Civil Engineer shall provide Record ("As-built") Drawings of grading and all infrastructure improvements.

5.4. Prior to completion and acceptance of improvements or prior to the final building inspection, whichever occurs first and as determined by the City Engineer, assurance of maintenance is required by the completion of annexation into the City's CFD for all applicable improvements specified in these conditions of approval.

5.5. Prior to the first certificate of occupancy, Applicant shall complete the annexation into the City's CFD for public safety.

5.6. Prior to the first certificate of occupancy, Applicant shall ensure that all streetlights within the public right of way, required from this project, are energized.

5.7. Prior to the first certificate of occupancy, Applicant shall obtain acceptance of applicable improvements by JCSD. Written proof shall be provided to the Engineering Department.

5.8. Prior to the first certificate of occupancy, Applicant shall obtain acceptance of applicable improvements by RCFC&WCD. Written proof shall be provided to the Engineering Department.

5.9. The Applicant shall comply with the provisions of Riverside County Ordinance No. 659 (Development Impact Fees, DIF), as adopted by the City, or later ordinance adopted by the City, which requires the payment of the appropriate fee set forth in the Ordinance in accordance with the fee schedule in effect at the time of the final inspection.

5.10. The Applicant shall construct all traffic signals including the physical infrastructure (conduit and pull boxes) along the southerly side of Limonite Avenue frontage as necessary to provide for the future interconnection to the west of the traffic signal modified at the intersection of Limonite Avenue and Lucretia Avenue. The Applicant shall also provide interconnect conduit with pull rope extending easterly from the intersection of Lucretia Avenue and Limonite Avenue to east property boundary. Modification of the traffic signal shall include all provisions as appropriate for the ultimate interconnection (by others) of this signal to the east and west of the project boundaries in accordance with plans approved by the City Engineer. Applicant shall ensure that the traffic signals are permanently energized and operational.

5.11. Prior to occupancy of the first building the Applicant shall pay to the City a fair-share payment, to be determined by the City Engineer and agreed to by the Applicant, for costs to mitigate the Project's share of cumulative traffic impacts identified in the TIA or otherwise as determined by the City Engineer.

5.12. Intentionally removed and moved to 4.9.

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: _____

EXHIBIT C OF ATTACHMENT NO. 2

PUD Development Plan

TTM 38541
PUD-02 DEVELOPMENT PLAN
WINEVILLE MARKETPLACE

Jurisdiction:
City of Jurupa Valley
8930 Limonite Avenue,
Jurupa Valley, CA 92509
Case Number:
MA22248

Prepared by:
WHA, Inc.
200 Commerce, Suite 200
Irvine, CA 92602

On behalf of:
Diversified Pacific
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

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INTRODUCTION

In order for any project to apply for PUD Zoning (Planned Unit Development), a Development Plan must be provided to the City of Jurupa Valley Planning Department for their review and approval. Per Chapter 9.238 of the Jurupa Valley Municipal Code, the Development Plan must include the following:

1. Location of each existing and each proposed structure in the development area, the use or uses to be contained therein. Typical plans indicating use on a lot may be used.
2. Location of all pedestrian walks, malls, recreation and other open areas for the use of occupants and members of the public.
3. Location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations.
4. Plans and elevations of typical structures to indicate architectural type and construction standards.

This purpose of this document is to provide the required information for the entire master planned project called, " Wineville Marketplace " and Tentative Tract Map 38541, (TTM 38541- "Wineville Marketplace"). This document shall be included in the Conditions of Approval attached to the tract map. As a result, the development shall substantially conform to the design concepts included in this document. The City has the discretion to determine if the construction documents or the build-out substantially conform to this development plan or not. This development plan indicates minimum requirements that must be followed when plotting a home on a residential lot. It also establishes the community's design theme with illustrations and supporting descriptions to provide guidance to achieve its goals. Color palettes and material descriptions are also provided to define the community's character. It is not intended or required that the concepts presented be copied exactly.

PROJECT DESCRIPTION

The proposed project is a combination of commercial and residential development to be seen under a Planned Unit Development.

The commercial space will be located on the westerly four acres of the project and is divided into four commercial/retail pads. The concept of the space is to provide a destination style center that has shops for retail as well as restaurants with open space for sitting and dining. Plaza areas are designed with shade structures, lighting, and landscaping to promote longer stays and pedestrian traffic.

Three distinct architectural styles are being proposed for the homes, Craftsman, Farmhouse, and Adobe Ranch. The commercial portion of the project will follow the Farmhouse style to match with the project theme.

The residential portion of the project is composed of 57 single family detached homes located on the north side of 63rd St. On the western portion of the project will be row townhome units, designed in 3- and 4-plexes with a total of 102 units. Lastly, there will be 73 cluster units that are located on the eastern

portion of the project. Interior streets, cul-de-sacs, and alleys are proposed to be private while the extension of Lucretia Ave will be public.

As the Project is located in the City's Equestrian Overlay, the Project site has included specific design features to contribute to the community's equestrian lifestyle that are combined into the site improvements. Street improvements on 63rd St will include the construction of an equestrian trail on the south side of the street. A pedestrian and equestrian bridge will also be installed over the flood channel connecting the trail on 63rd St. Our project will also extend Lucretia Ave to connect from Limonite Ave to 63rd St. This will include vehicular, pedestrian, and equestrian paths of travel to connect the to the existing surrounding paths of travel. Hitching posts are planned adjacent to the corner of 63rd St and Wineville Ave adjacent to the commercial portion of the project. Hitching posts and water troughs will be located at the open space west of the 63rd St equestrian bridge.

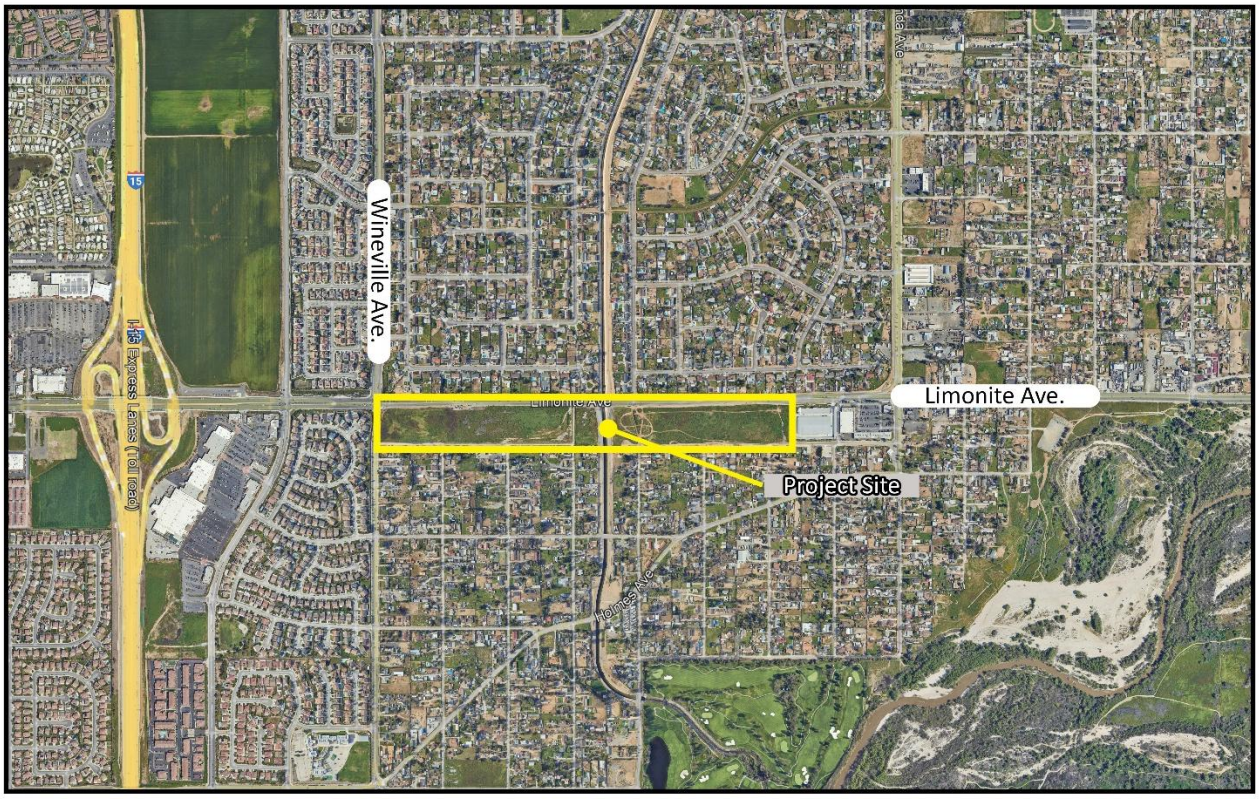
Other open space amenities include community pool, dog park, rentable garden space and tot lots.

PROJECT LOCATION

The proposed project is 33 acres located in the City of Jurupa Valley. It is bounded to the north by Limonite Ave, to the south by 63rd St, to the west by Wineville Ave, and to the east by a commercial self-storage center. The site is bifurcated by a Riverside County Flood Control concrete channel.

Please refer to Exhibit 1: Vicinity Map for the project location.

Exhibit 1: Vicinity Map



APPROVALS REQUIRED

The proposed project requests a Change of Zone to alter the current Planned Unit Development Plan (PUD-01) to reflect the current proposed project. A Tentative Tract Map is required as well (referred to as TTM 38541). The General Plan Land Use will remain the same; however, a General Plan Amendment will be required to shift the locations of the residential and Commercial Retail we propose. Further details of the GPA are seen I the following sheets 11 and 12.

A Site Development Permit (SDP) is required for the commercial retail project. A Site Development Permit is required for any proposed Residential Home Models and office.

Per Section 9.238.090 of the Jurupa Valley Municipal Code, the applicant shall record the final development plan in accordance with Section 2.238.090. After recording a final development plan, non-material changes consistent with the purpose or intent of Section 9.238.090 may be approved by the Planning Director.

Per Section 9.238.090 of the Jurupa Valley Municipal Code, written requests for amendments to the final development plan may be approved by the Planning Commission after a public hearing, notice of which has been given as provided. Amendments shall be limited to changes in the size and position of buildings; the number, area or configuration of lots; landscape treatment; phasing, and other minor adjustments. (2) Amendments shall not include changes in proposed use, overall density or overall configuration of the land uses and circulation features. Amendments to these aspects of an approved final development plan shall be accomplished only by reapplication and submittal of a new preliminary development plan.

Per Section 9.238.090 of the Jurupa Valley Municipal Code material changes affecting the overall design, density or intensity, location, areas devoted to recreational amenities, including parks and open space, purpose or intent of the PUD shall require the filing of a new PUD application.

Per Section 9.238.090 of the Jurupa Valley Municipal Code, after the PUD is adopted, City staff will consult the PUD's final development plan and conditions of approval to determine the site entitlements, and only the adopted final development plan will be allowed on the site, unless either an amended development plan is approved by the Planning Commission or a new development plan is approved by the City Council. The Master Sign Program shall be consistent with the architectural style of Wineville Marketplace. Prior to the issuance of any Building permit, an application for the Master Sign Program shall be submitted to the Planning Director's review and approval.

Exhibit 1: Zone Change (1 of2)

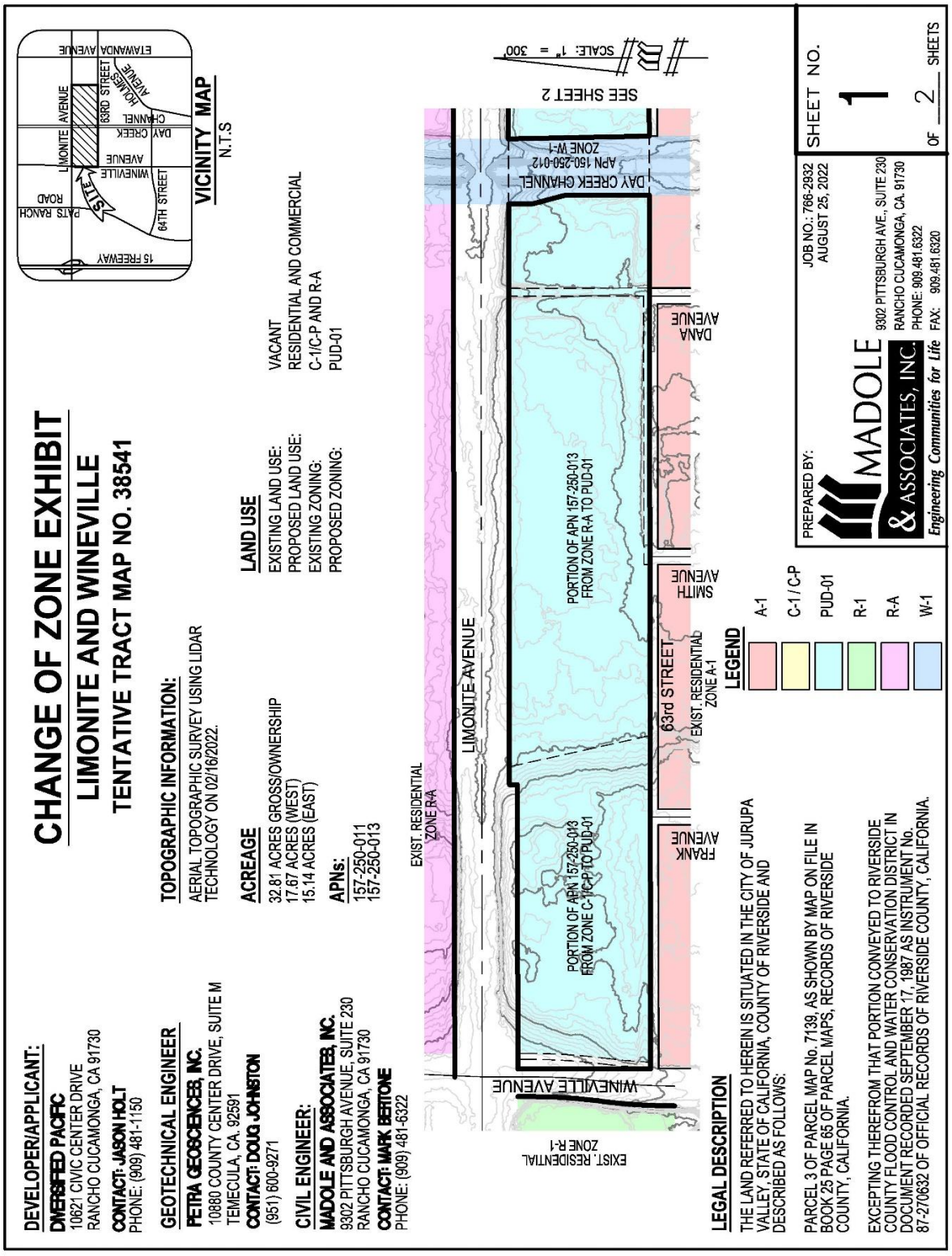


Exhibit 1: Zone Change (2 of 2)

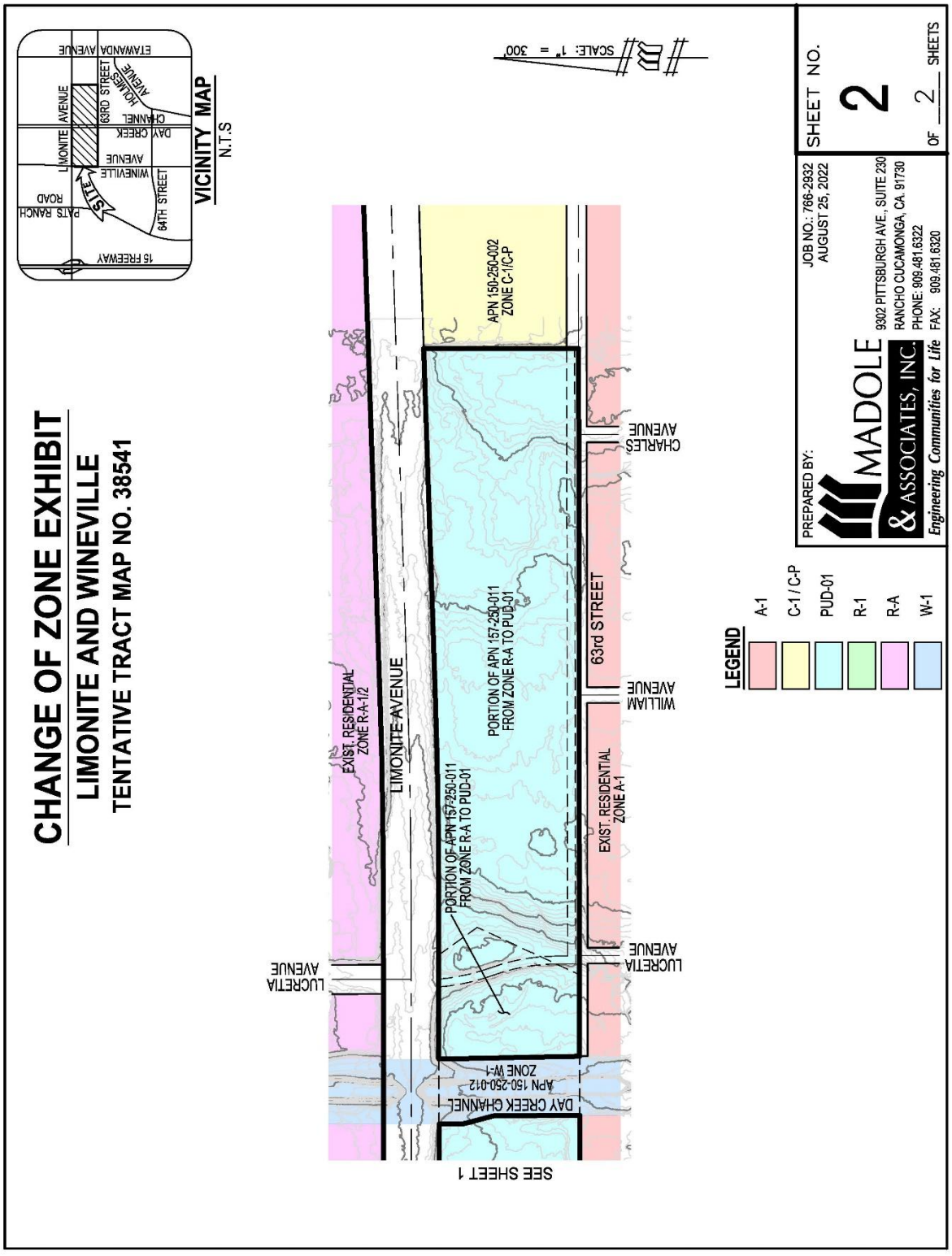


Exhibit 2: General Plan Land Use Designations (1 of 2)

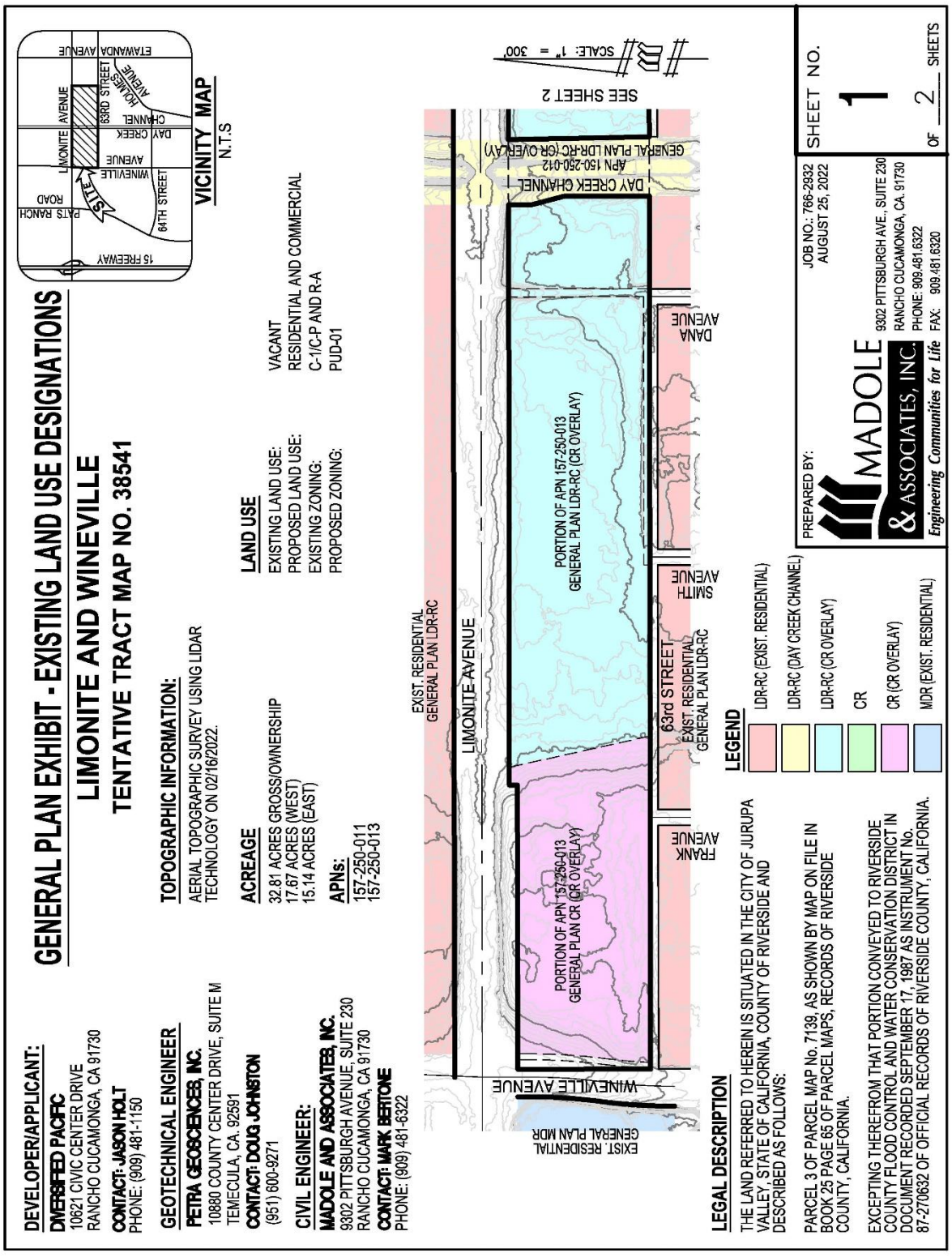


Exhibit 2: General Plan Land Use Designations (2 of 2)

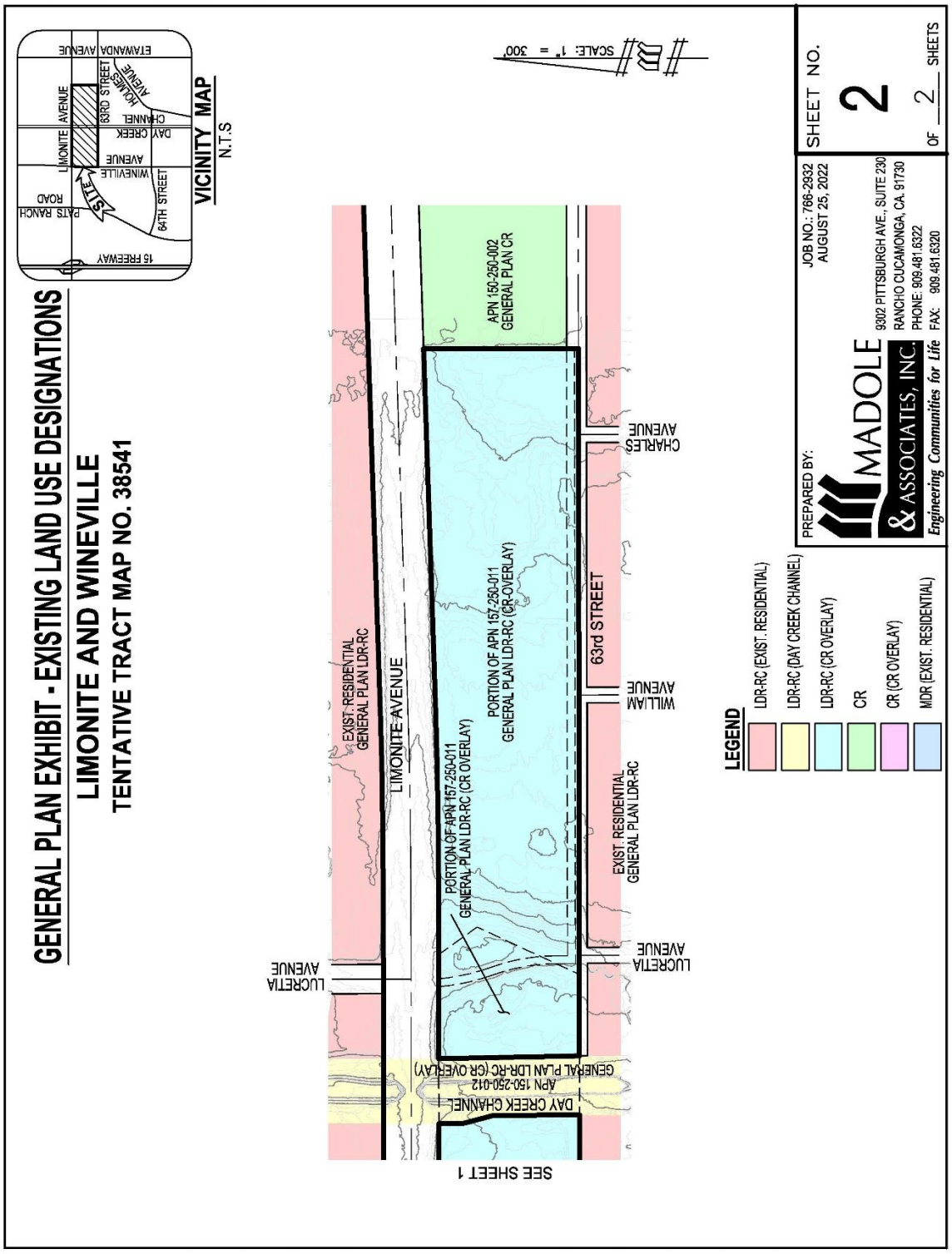


Exhibit 3: Detailed Site Plan TTM 38541 (1 of 3)

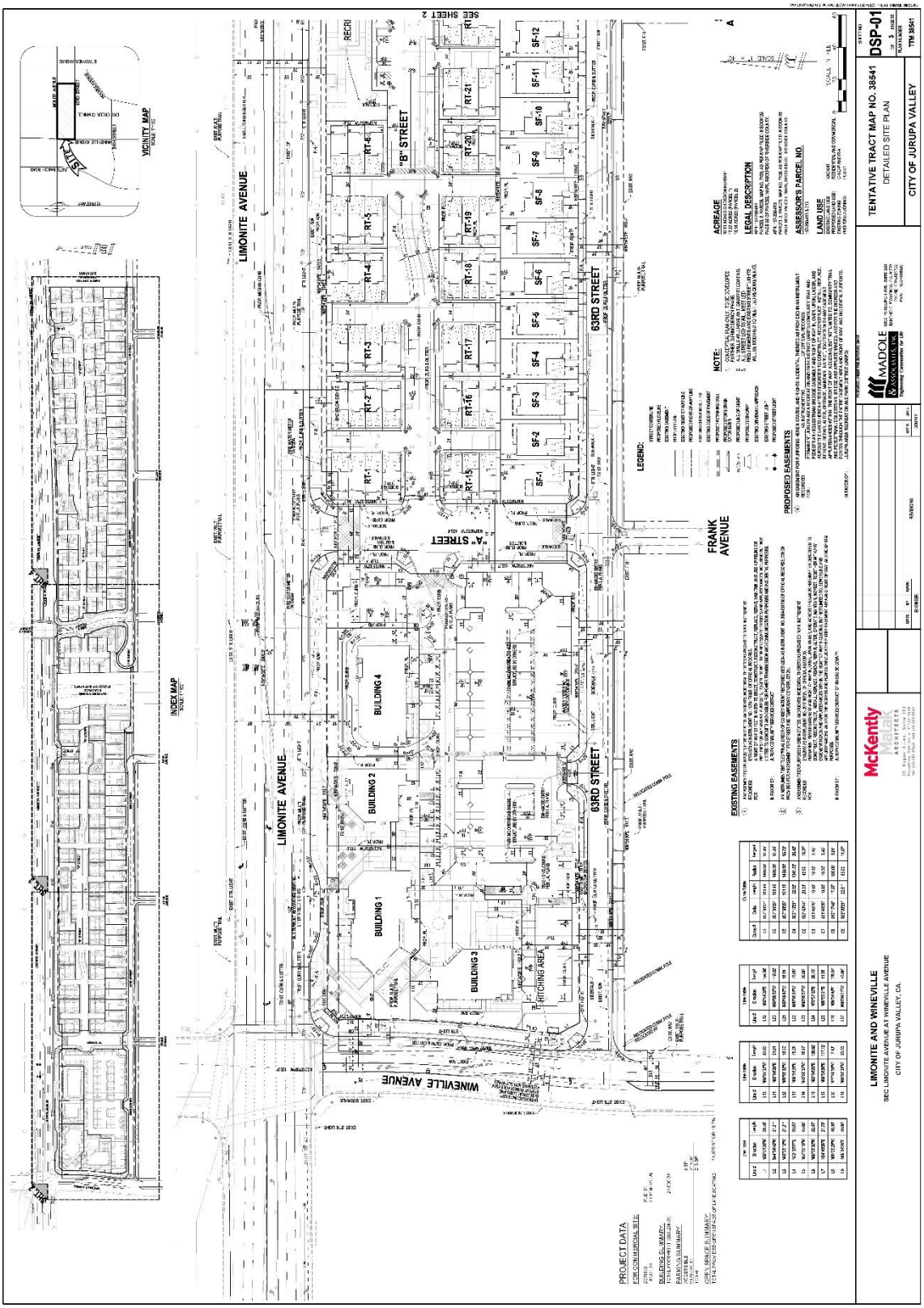


Exhibit 3: Detailed Site Plan TTM 38541 (2 of 3)

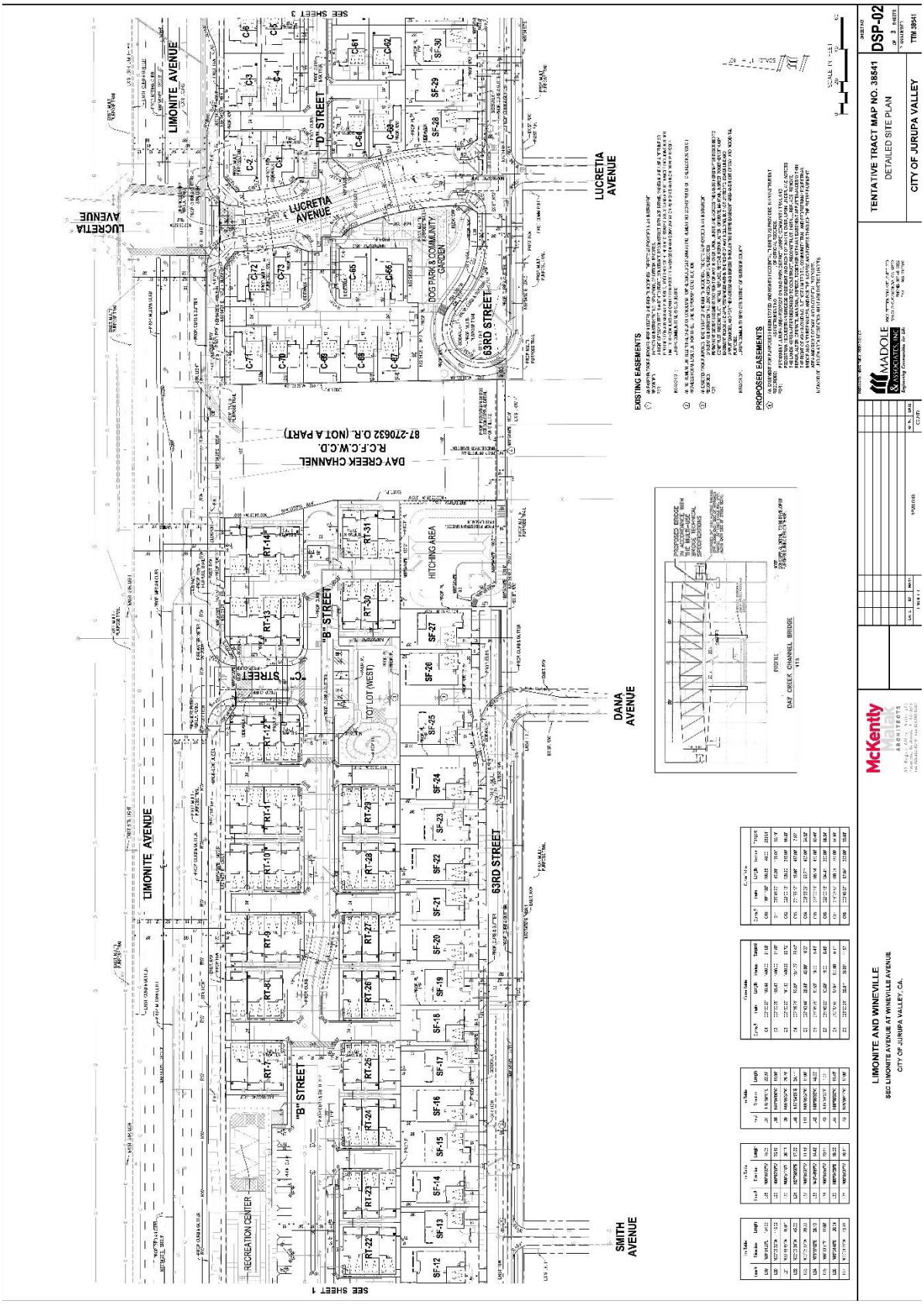
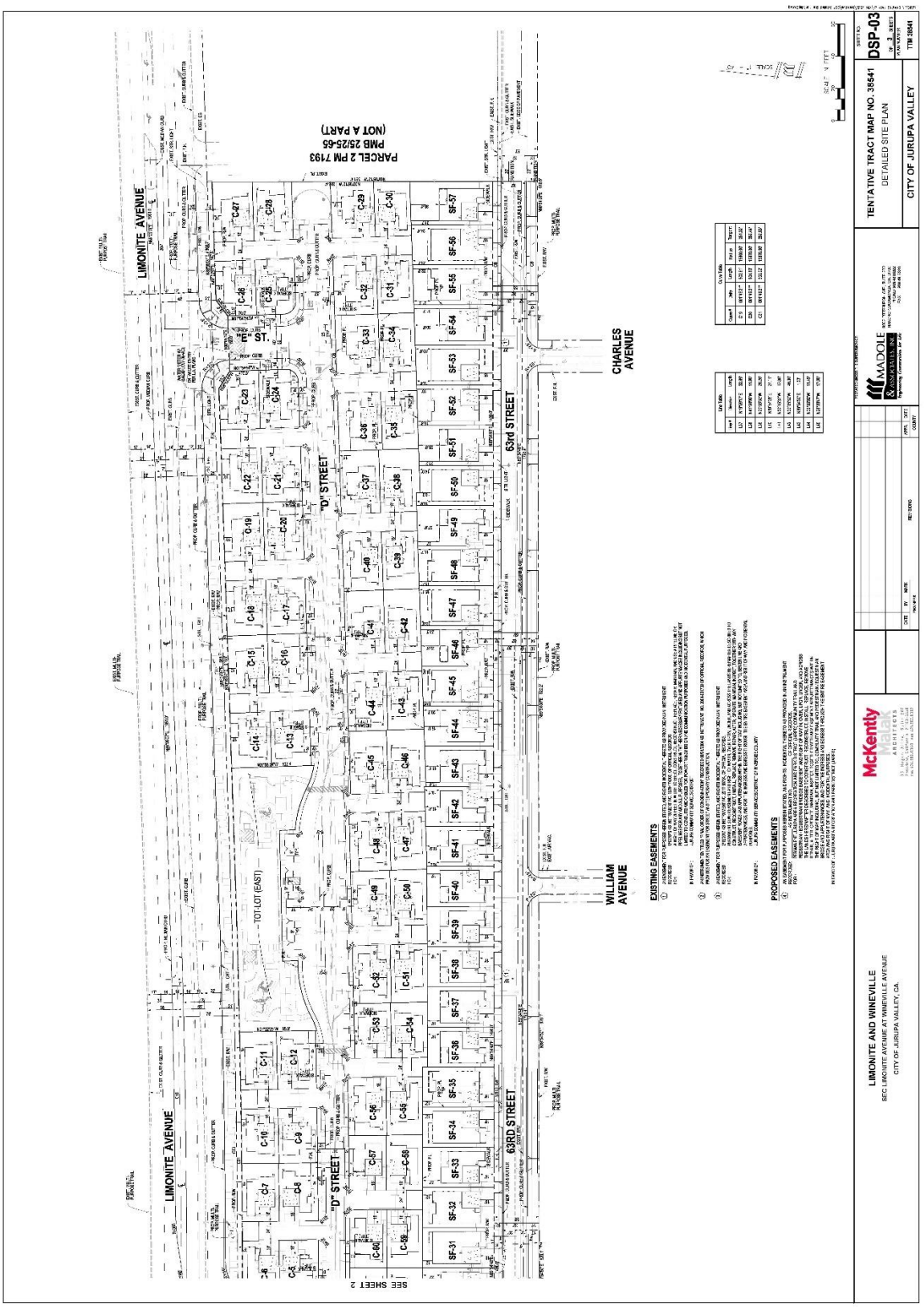


Exhibit 3: Detailed Site Plan TTM 38541 (3 of 3)



DEVELOPMENT STANDARDS – RESIDENTIAL

The purpose of this section is to set standards to provide neighborhood enclaves that are pedestrian oriented. This development plan reflects the City of Jurupa Valley's policy encouraging attractive, safe, and well-maintained residential neighborhoods that offer a range of housing opportunities that “fit” the community in which they are to be located. This is in addition to the policy that stives to accommodate a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

By implementing the PUD zone, the proposed project can accommodate the goals and policies of the City by offering a variety of housing types fitting a range of household needs while locating within close proximity to retail/commercial. The mix of uses encourages pedestrian activity while the variation of housing types can accommodate different income levels.

The PUD zone is applied at the time a project is approved and may include provisions to encourage clustering of buildings, enhanced open space and/or recreational benefits outstanding architectural or landscape architectural features, and incorporation of a variety of building types and mixed land uses. A PUD is planned and built as a single project, thus fixing the type, location, and design of the development project to the specific PUD zoning approval.

As a result, this development plan requires the following:

1) The only permitted use of each residential lot is for one single-family dwelling per lot or attached townhomes depending on location within the project boundary.

2) Commercial Uses permitted at the south-east corner of Wineville Avenue and Limonite Avenue.

3) Off-street parking with a typical dimension of 9’x23’ and pull-in spaces with a typical size of 9’x18’. These guest spaces shall apply to the residential lots and townhome units in addition to direct access two-car garages provided for each home.

4) No structure constructed on Project site may be sold until the subject Project on which the structure is located is divided and a new final map recorded in accordance with the City's subdivision regulations such that the structure is located on a legally divided parcel.

DEVELOPMENT STANDARDS TABLE l (Single Family Detached)

Minimum Lot Area	4,000 square feet
Minimum Lot Width	50 feet
Minimum Lot Depth	80 feet
Minimum Front Yard	10 feet
Minimum Interior Side Yard	5 feet
Minimum Corner Side Yard	5 feet
Minimum Rear Yard	9 feet
Maximum Building Height (Residential)	40 feet

DEVELOPMENT STANDARDS TABLE 2 (Multi-Family Attached)

Minimum Lot Area	5,000 square feet
Minimum Lot Width	65 feet
Minimum Lot Depth	75 feet
Minimum Front Yard	5 feet
Minimum Interior Side Yard	5 feet
Minimum Corner Side Yard (where available)	5 feet
Garage to Alley	3 feet
Maximum Building Height (Residential)	40 feet

DEVELOPMENT STANDARDS TABLE 3 (Motorcourt Cluster)

Minimum Lot Area	3,000 square feet
Minimum Lot Width	44 feet
Minimum Lot Depth	80 feet
Minimum Front Yard	7 feet
Minimum Interior Side Yard	4 feet
Minimum Corner Side Yard	5 feet
Minimum Rear Yard	9 feet
Maximum Building Height (Residential)	40 feet

PLOTTING STANDARDS

This project will feature a range of home sizes, styles and floor plans. See page 18 for a reduced version of the site plan which indicates plotting concepts. More detailed plotting concepts can be found in the Appendix Design Package. Detached single-family homes shall have architectural designs which are consistent with style-specific detailing that is widely used in communities throughout Southern California, including outdoor spaces which are integrated with the interior rooms, various entry porch treatments, and landscaping. Each home has varying amounts of private open space. All dwelling units shall be plotted in compliance with the adopted standards including setbacks in the Development Plan.

Exhibit 4: Conceptual Site Plan

COVENANTS, CONDITIONS AND RESTRICTIONS





Prior to the recordation of the final map of TTM38541 (Wineville Marketplace), the applicant shall submit Covenants, Conditions, and Restrictions (CC&Rs) for the Planning Director and City Engineer's review and approval. The CC&Rs shall include, but not limited to, the provisions relating to the following items:

- Formation of Home Owner's Association (HOA) to own, operate, and maintain common areas including the green belt;
- Identity common areas and facilities (including private streets, perimeter community wall, pocket parks, landscaped slopes, drainage facilities, parking areas, on-site exterior lighting fixtures, trash enclosures, etc.)
- Shared parking, circulation, and access;
- Include approved Landscape exhibit;
- Include approved Maintenance exhibit. Maintenance Plan shall indicate the
- responsible agency for common areas such as basins, pocket parks, etc.
- Identity allowed users of the common areas;
- Maintenance of any on-site community signage in a clean, legible condition at all times. All graffiti and vandalism shall be removed on a regular basis;
- Any additional item that may be required by the Planning Director or City Engineer;"

ARCHITECTURAL DESIGN GUIDELINES - RESIDENTIAL

The purpose of the following guidelines is to provide the design theme for this community. Each element shown is not required to be included in the final construction of the building, but instead, these guidelines are meant to give suggestions of character-building details that should be incorporated into the final design. It is expected that the builders and architects who prepare the final construction documents will substantially conform to these guidelines and at the same time incorporate their own creative ideas and respond to then-current housing demands and other market conditions.

There are threebuilding types (SFD-Conventional Lots, Motorcourt Clusters, and Attached Townhomes). Three floor plans are proposed for the SFD-Conventional Lots, three floor plans are proposed for the Motorcourt Clusters, and four floor plans with two building types (3-plex and 4-plex) are proposed for the Attached Townhomes.

Final plans will be reviewed during the Construction Drawing phase. As such, bedroom and bathroom count as well as square footage of plans may be modified. Styles and elevations will reflect the Development Plan. Any changes shall be reviewed by the Planning Department.

Table 3: SFD- Conventional Lot Product Summary

Plan #	Beds	Baths	Gross Square Footage
1	3	2.5	2,274
2	3	2.5	2,365
3	4	3.5	3,185

Table 4: Motorcourt Cluster Product Summary

Plan #	Beds	Baths	Gross Square Footage
1	3	2.5	2,307
2	4	3	2,589
3	4 + Loft	3	2,880

Table 5: Attached Row Townhome Product Summary

Plan #	Beds	Baths	Gross Square Footage
1	3	2.5	1,899
2	3	2.5	1,954
3	3	2.5	2,060
4	3 + Loft	2.5	2,253

These design guidelines list the architectural styles which must be used in this project, however, the details of the styles may vary. These guidelines allow for a wide variety of traditional styles which, if consistently applied, will produce a pleasant variety of complimentary, but diverse elevations. Monotonous and repetitive elevations are not acceptable. The view from the street should be varied in massing, form, decorative features, doors, windows, materials, and colors.

There are four different styles proposed for the Wineville homes, these styles are as follows:

1) Craftsman

2) Farmhouse

3) Adobe Ranch

4) California Ranch

Generic styles that lack definition are not acceptable in this development. This requirement is to provide easily identifiable styles so that the street scene is diverse and interesting. Contemporary interpretations of historical styles are appropriate.

Craftsman

Influenced by the English Arts and Crafts Movement of the late 19th century and stylized by California architects such as Bernard Maybeck in Berkeley and the Greene brothers in Pasadena, the style focused on exterior elements with tasteful and "artful" attention. Originating in California, Craftsman architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches and broad overhanging eaves. The style was quickly spread across the state, and throughout the country, by pattern books, mail-order catalogues and popular magazines. The horizontal nature is emphasized by knee braces below broader overhanging eaves. Substantial, thick porch columns with stone piers lend a Greene and Greene character, while simpler double posts on square brick piers and larger knee braces make a Craftsman distinctly more Maybeck.

Menu of Common Features	
Roof Components	4:12 to 6:12 roof pitch Gable Roof – side to side with cross gables
Roof Materials	Flat concrete tile with shingle appearance
Architectural Components	Front porch or recessed front door with overhang
Wall Materials	Stucco Siding Shingle
Trim and Details	Head and sill trim Columns with base and trim Shaped corbels Shutters Low-walled entry courtyards or porches Exposed rafter tails
Windows	Vertically proportioned windows with divided lites or group windows



Elevation for Illustrative Purposes Only

Farmhouse

The style evolved from the characteristics of the place, people, climate and materials available in the particular region where it was located. The farmhouse was a very practical style. The farmhouse was always unpretentious, straightforward, and functional.

Roof lines were simple gable types, with flat shingle tiles. Porches were very common with picket fence railing and straight wood columns with simple vertical lines. Colors and materials were typically white wood siding.

The original building method of these homes was one room at a time building; live in one and the additional were built as needed. Wood siding is common, simple gable roof lines, porches, and traditional double hung windows and shutters.

Menu of Common Features	
Roof Components	4:12 to 6:12 roof pitch Gable Roof – side to side with cross gables
Roof Materials	Flat concrete tile with shingle appearance
Architectural Components	Front porch or recessed front door with overhang
Wall Materials	Stucco Siding / Board and Batt Shingle
Trim and Details	Head and sill trim or full surround Columns with base and trim Shutters Low-walled entry courtyards or porches Exposed rafter tails
Windows	Vertically proportioned windows



Elevation for Illustrative Purposes Only

Adobe Ranch

Adobe Ranch is a contemporary adaptation of the traditional Spanish styles. Authentic to the Spanish architectural character, the proposed elevations incorporate design features such as decorative vent pipes, s-tile roofs, and earth tones. Transitioning the Spanish style to Adobe Ranch, the elevations incorporate brick and contemporary simplistic details such as painted trim and sills.

Menu of Common Features	
Roof Components	4:12 to 6:12 roof pitch Hip or Gable Roofs
Roof Materials	Concrete S-tile
Architectural Components	Recessed front door with overhang
Wall Materials	Stucco Brick
Trim and Details	Head and sill trim Decorative vents Metal Railings or other decorative details
Windows	Vertically proportioned windows with divided lites or group windows



Elevation for Illustrative Purposes Only

California Ranch

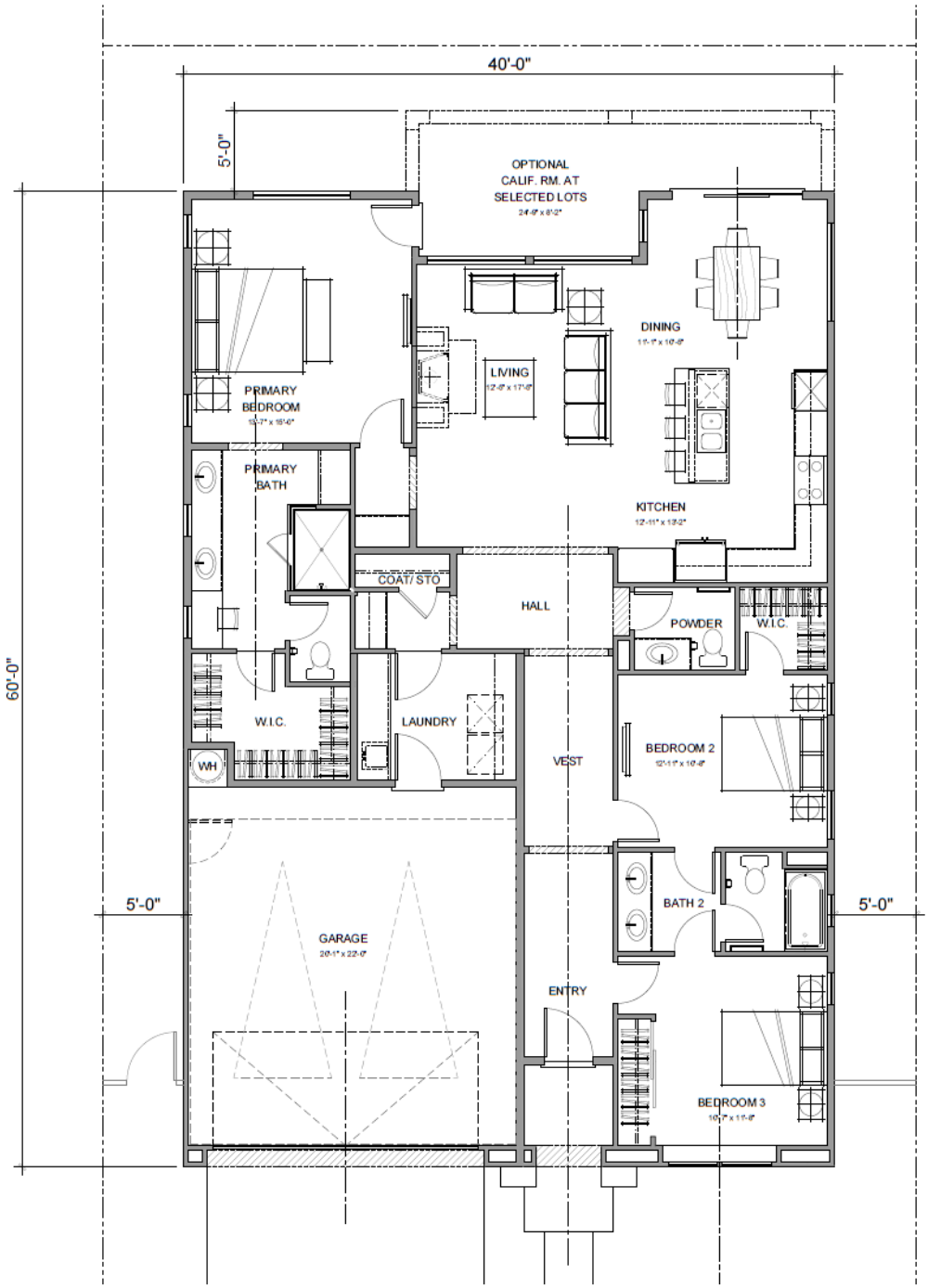
California Ranch is a stucco-based traditional style inspired by the straightforward architecture of California. Gabled roofs, squared-off window trims, brick veneer accent, and simple ornamentation help define this style.

Menu of Common Features	
Roof Components	4:12 to 6:12 roof pitch Gable Roofs (side to side and/or front to back)
Roof Materials	Flat concrete tile
Architectural Components	Recessed front door with overhang
Wall Materials	Stucco Brick
Trim and Details	Trim surrounds Gable end details Brick veneer accents at base
Windows	Vertically proportioned windows with divided lites or group windows Shutters on feature window



Elevation for Illustrative Purposes Only

Floor Plan – SFD Plan 1



FIRST FLOOR

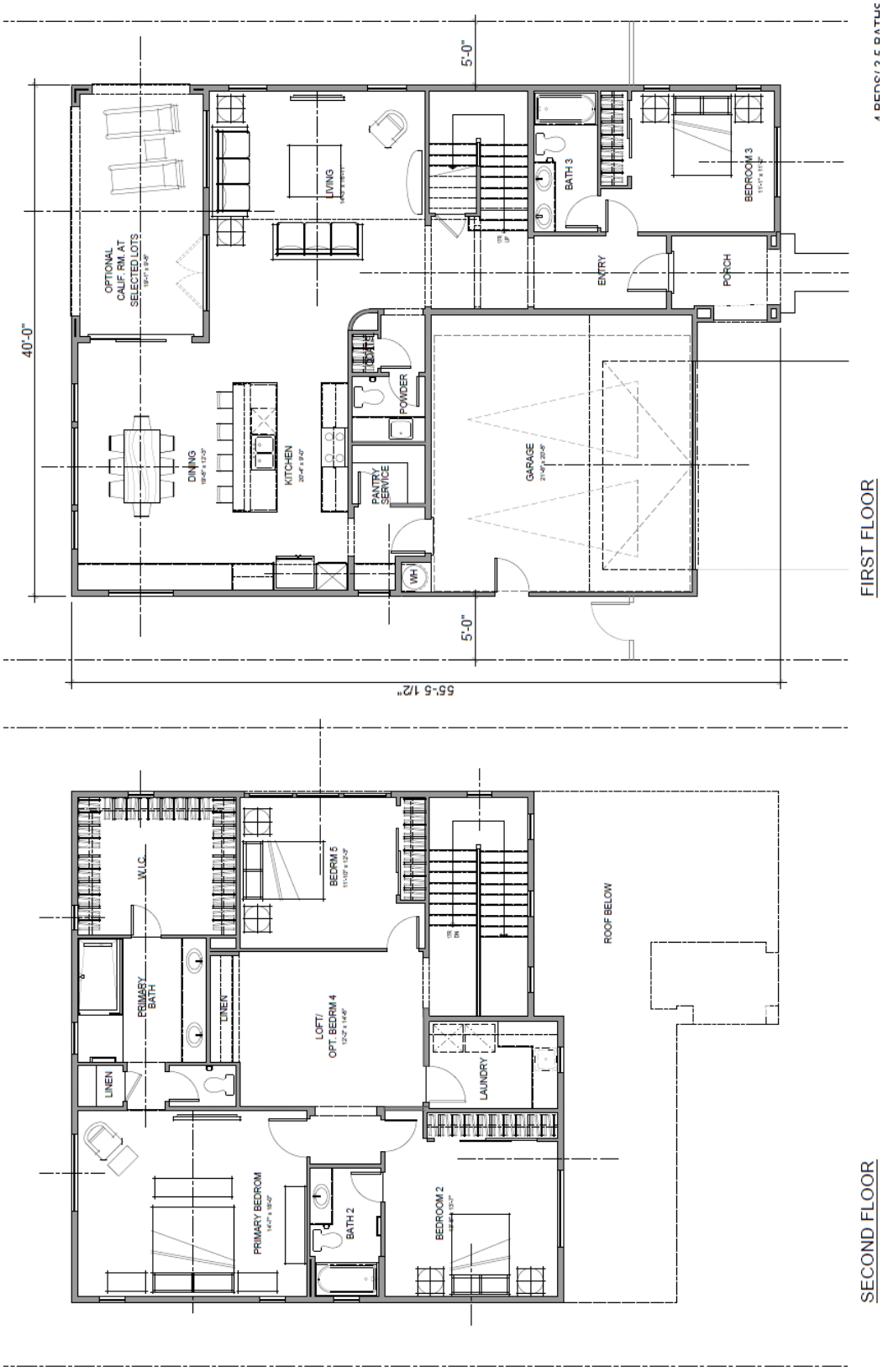
Plot Date: 09-11-2024
1st Submittal: 08-05-2022
2nd Submittal: 09-13-2024

0 2 4 8

PLAN 1
SFD - FLOOR PLANS

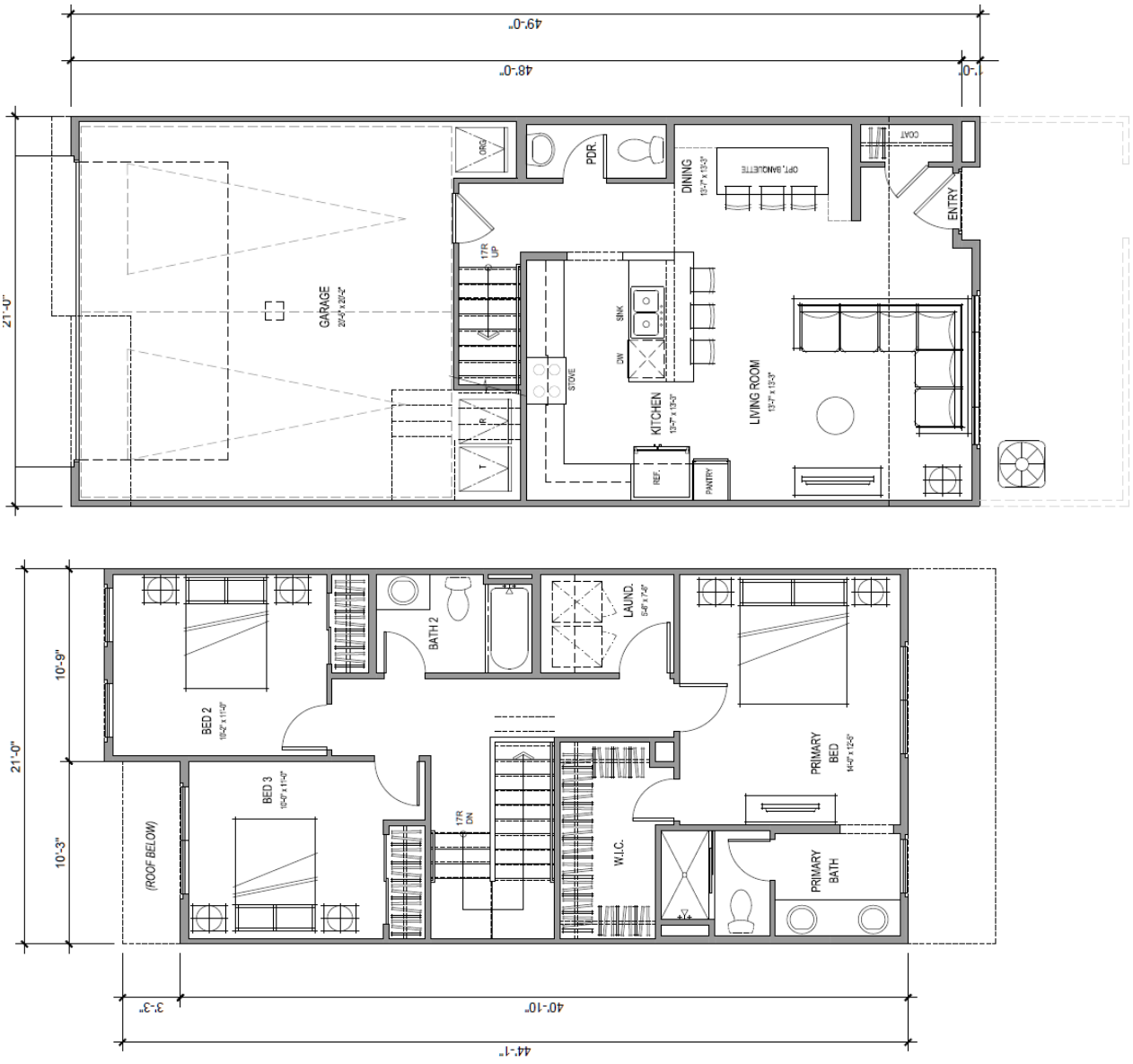
Floor plans are preliminary only and will further be designed in construction drawings.

Floor Plan – SFD Plan 3



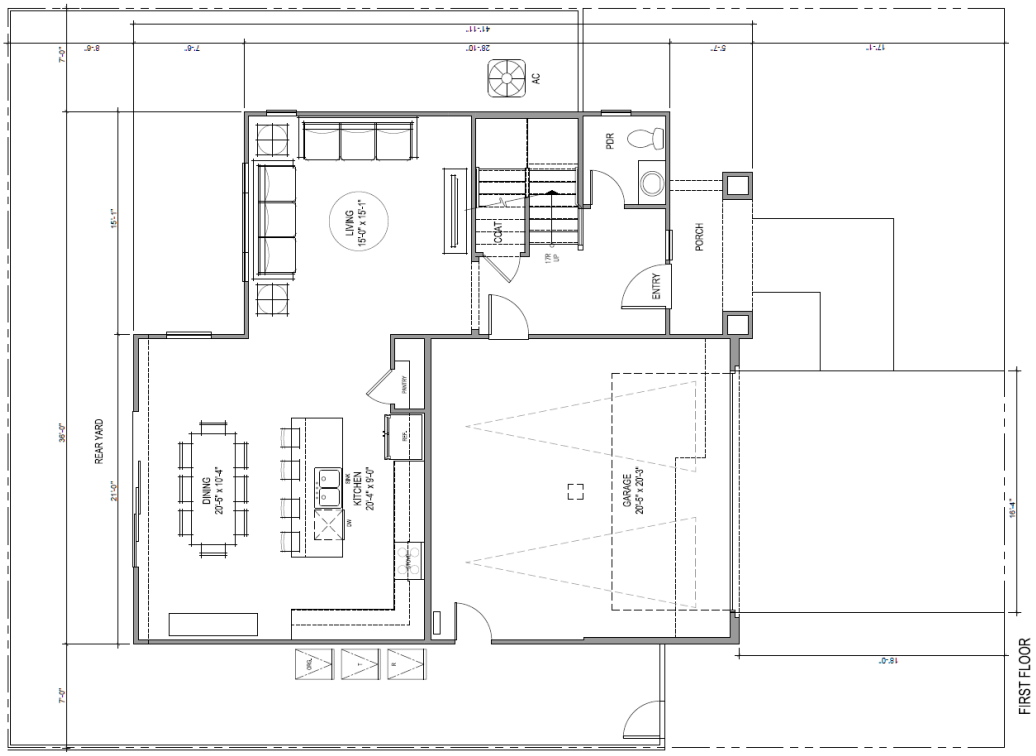
Floor plans are preliminary only and will further be designed in construction drawings.

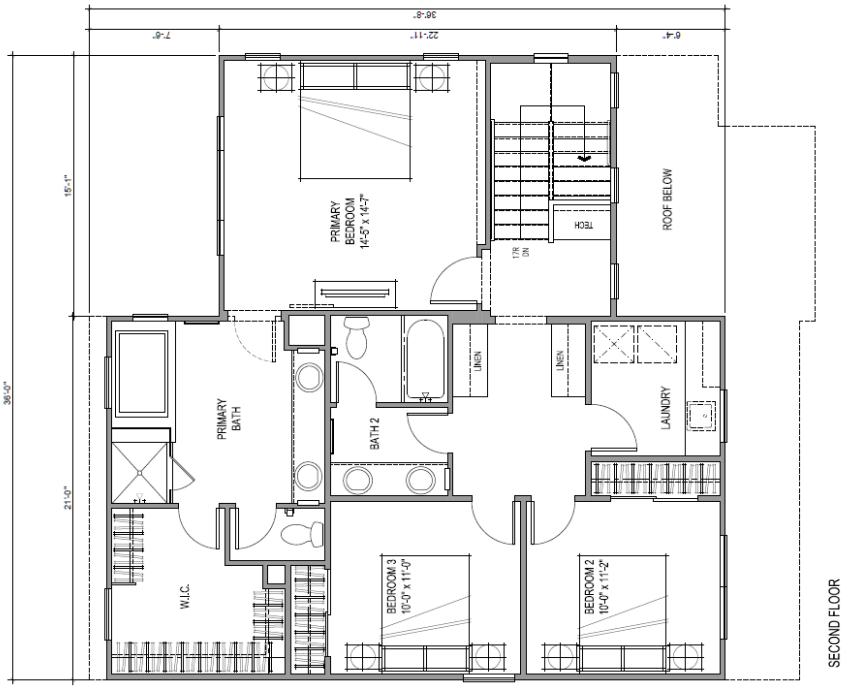
Floor Plan – Attached Townhomes Plan 1



Floor plans are preliminary only and will further be designed in construction drawings.

Floor Plan – Motorcourt Cluster Plan 1





Floor plans are preliminary only and will further be designed in construction drawings.

BUILDING ARTICULATION

Whether a series of buildings are seen as pleasing or monotonous depends on several factors. If the setbacks and the rooflines are varied, and the color schemes are diverse, then there is plenty of visual appeal.

A wide variation should be provided in the front elevations through a variety of entry porch designs, window and door detailing, differing architectural styles which include balconies, varying overhangs and eave details. Rear and side elevations which are visible above the screen wall from the street or public open spaces should be articulated with the same level of design and detail as the front elevation.

Homes should be plotted in a manner which produces a wide variety of building heights and setbacks. Provide offsets in two-story high walls at the floor line of at least two feet to allow for shadow play and to avoid monotony. Use single story elements to avoid a boxy, two-story appearance.

ROOFING

Roof materials, colors, and treatments should correspond to the individual character or style of the architecture and be compatible with the overall look of the neighborhood. The rooflines should be varied and interesting. The pitch of the roof should be appropriate for the style and should not dominate the appearance of the home. Roof pitches of 4:12 to 6:12 should be used primarily, although certain styles may require a different pitch as a secondary roofline.

To ensure effective solar installations while preserving a high-quality aesthetic, thoughtful design and strategy for the homes and the technology is recommended.

- Simple Roof Forms: Provide uncomplicated roof forms that allow adequate space to place Photovoltaic (PV) panels in an organized pattern and gives sufficient roof area for properly sized installations.

- Visible Edge Consideration: Minimize panel visibility at prominent neighborhood edges, when feasible.

- Architectural Solutions: Apply elevation styles that accommodate solar friendly roofs.

GARAGES

The garage door style, color and design are important elements to complement the architectural style and character of the home.

A variety of door styles is encouraged which include, but are not limited to traditional style, carriage style, raised panel, recessed panel, and flush panel doors. Windows should be provided in the garage doors for at least 25% of all doors and should complement the style of architecture of the house.

Treatment of the garages should match the level of detail given to the house to blend the garage into the house design and provide for an interesting street scene. This includes varied rooflines and second story setbacks to incorporate the garage into the mass of the overall residence.

Garage doors shall be considered an architectural detail similar to lighting and fixtures. Thus, the aesthetic of the garage doors are of high design importance and shall be compatible and enhance the architectural style.

Providing variation in color or style of the garage doors can enhance the street scene. The following applies to all homes:

Garage sizes:

- One-Car Garage: 10 feet x 20 feet (clear)
- Two-Car Side-by-Side: 20 feet x 20 feet (clear)

De-emphasize the visual prominence of garage doors through one of the following:

- Setback garage from the front facade.
- Articulate the garage door with windows or paneling.

OPENINGS

Doors and windows have a significant effect on the appearance of a home and their placement, size and design must be consistent with the architectural style of the home on all sides.

Detailing around all doors and windows shall be consistent with the architectural style. Window shapes, sizes and spacing of multiple windows in a series shall also be consistent with the style of the home.

Changes of materials should be clear and consistent with the architectural style and color and material scheme. This is especially important when changing from siding and / or stucco, to masonry veneers. All materials should terminate at interior corners or logical locations such as wrapping the front elevation a minimum 5'. Columns shall be fully wrapped if material is used.

Exterior walls should have at least one accent material which is in addition to the main finish that is appropriate to the architectural style. For example, a stucco wall should also have stone, brick veneer or board and batt siding as an accent material.

ENTRIES

Entries should create a sense of arrival and identify individual house front doors.

- Front doors shall be oriented towards the street.
- Incorporate appropriate roof elements, columns, feature windows and/or architectural forms in the entry statement to emphasize the building character and the location of front doorways.

EXTERIOR LIGHTING

Appropriate lighting is essential in creating an inviting evening atmosphere for the community. All lighting shall be non-obtrusive.

- Limit all exterior lighting to the minimum necessary for safety and tasteful design aesthetic.
- Shield all exterior lighting to minimize glare and light spill onto adjacent properties.
- Use exterior entry lights that complement the architectural style.
- Use low voltage lighting whenever possible in common areas.

MECHANICAL EQUIPMENT

Mechanical equipment, such as air conditioning condenser units and other similar types of equipment shall not be mounted on any roof and must be located behind privacy walls or landscape screening.

ARCHITECTURAL DESIGN GUIDELINES – COMMERCIAL

As with the design guidelines for the residential, the purpose of the following guidelines is to provide the design theme for this community. Each element shown is not required to be included in the final construction of the building, but instead, these guidelines are meant to give suggestions of character-building details that should be incorporated into the final design. It is expected that the builders and architects who prepare the final construction documents will substantially conform to these guidelines and at the same time incorporate their own creative ideas and respond to then-current housing demands and other market conditions.

Market conditions and tenant needs may cause changes to the commercial portion of Wineville Marketplace. Such changes may involve building formation, building exterior layout or square footage to better suit tenants' needs. These changes shall be reviewed by the Planning Division for consistency. However, overall square footage as approved by PUD-02 shall remain and parking requirements shall be met.

ARCHITECTURAL REQUIREMENTS - COMMERCIAL

All commercial buildings shall have the same or consistent architecture, color, and material as the "Wineville Market" building.

All rooftop equipment on commercial buildings shall be screened from public view.

The design of any trash enclosures shall match the architectural style, color, and material of the Wineville Market if the trash enclosure is located in the commercial area. The design of any trash enclosures shall match the architectural style, color, and material of Wineville Marketplace homes if the trash enclosure is located in the residential subdivision. Prior to the issuance of any building permit, the applicant shall submit plan to include the trash collection with details and specification to the Planning Director for review and approval.

All walls, including building walls, shall have graffiti coating or protection for the exterior side. Community Perimeter Wall should be decorative masonry.

Sufficient outdoor lighting after dusk shall be provided. Pedestrian level lighting shall be provided within parks or open space area including vehicle parking lot for residents. All lighting fixtures shall be maintained in good condition. Light fixtures shall be designed to prevent any light to flood onto adjacent properties. All exterior access points to commercial buildings shall be secured and illuminated to identify any person and/or activity during late night hours. Employees shall limit trash removal and any unnecessary opening of exterior access points during late night hours.

Street trees and related security and agreements are required pursuant to Chapter 7.55, Street Trees of the Jurupa Valley Municipal Code.

PERMITS REQUIRED - COMMERCIAL

Prior to the construction of any sign, a Site Development Permit application shall be reviewed and approved for the proposed sign.

Prior to the recordation of the final map of TTM 38541, the applicant shall submit Covenants, Conditions, and Restrictions (CC&Rs) for the Planning Director and City Engineer's review and approval. The CC&Rs shall include, but not limited to, the provisions relating to the following items:

- Formation of a Property Owner's Association to own, operate, and maintain common areas and private streets;
- Identity common areas and facilities (including perimeter community wall, pocket parks, landscaped slopes, drainage facilities, parking areas, on-site exterior lighting fixtures, trash enclosures, etc.)
- Shared parking, circulation, and access;
- Include approved Landscape exhibit;
- Include approved Maintenance exhibit. Maintenance Plan shall indicate the responsible agency for common areas such as basins, pocket parks, etc.
- Identity allowed users of the common areas;
- Maintenance of any on-site community signage in a clean, legible condition at all times. All graffiti and vandalism shall be removed on a regular basis; and
- Any additional item that may be required by the Planning Director or City Engineer.

Exhibit 5: Conceptual Site Plan – Commercial Center





Elevation for Conceptual Purposes Only

LANDSCAPE DESIGN GUIDELINES

The purpose of the following guidelines is to describe the various elements of the landscape theme for this development. This is a pedestrian friendly, single-family community with wide sidewalks and multiple opportunities to connect the community amenities with the surrounding neighborhood.

On the following page, the Conceptual Landscape Plan illustrates the landscape concept which is intended to create a sense of community identity which links the residential homes with the generous open space areas and with the nearby commercial areas.

The recommended planting materials are not intended to provide a rigid list of landscaping requirements, but rather are intended to provide standards and guidelines which will ensure that streetscapes, walls, park are compatible with the community's design concept. It is intended that when the times occur that an interpretation is needed, that the guidelines will be used to maintain the spirit of the community's design concept.

The plant selection is recommended to provide a natural setting while reducing the need for irrigation. This is done with extensive use of California native plants or plants which have been adapted to thrive in our arid environment. The recommended plants are colorful and provide for a pleasant mixture of deciduous and evergreen trees which are appropriate for the development's climate.

The Plant Palette Table provides a list of suggested plants to be used in this development. The use of some plants may not be suitable for every location, depending on the exposure, however, the list provides an extensive base list from which to choose from. Other plants may be substituted provided they are as water-efficient and maintain the community theme. Each plant zone shall have similar watering requirements so irrigation systems can be designed to minimize water use and can thrive in the best conditions possible.

Please refer to the Landscape Master Plan for the plant palette and site design provided in the Appendix.

PLANT PALETTE

TREES

BOTANICAL NAME	COMMON NAME	SIZE
LIMONITE AVE STREETSCAPE TREE		
Specimen Platanus racemosa	California Sycamore	48" Box
Platanus racemosa	California Sycamore	36" Box
Platanus a. 'Columbia'	London Plane Tree	36" Box
Pistacia chinensis	Chinese Pistache	24" Box
Pinus canariencis	Canary Island Pine	24" Box
MULTI-TRUNK SPECIMEN TREE		
Specimen Olea europaea 'Wilsonii'	Wilson Tree	48" Box
Olea europaea 'Fruitless'	Fruitless Olive	36" Box
EVERGREEN MOTORCOURT PASEO TERMINUS TREES		
Melaleuca quiquenervia	Cajeput Tree	24" Box
Arbutus 'Marina'	Strawberry Tree	24" Box
LARGE DECIDUOUS CANOPY TREES		
Platanus racemosa	California Sycamore	36" Box
LARGE EVERGREEN SPECIMEN TREES		
Quercus agrifolia	Coast Live Oak	24" Box
EVERGREEN SCREEN UPRIGHT TREES		
Podocarpus e. 'Icee Blue'	*Icee Blue* Yellow wood	15 Gal
Cupressus s. 'Tiny Tower'	*Tiny Tower Italian Cypress*	15 Gal
63RD STREET PARKWAY TREES		
Geijera parviflora	Australian Willow	36" Box
INTERIOR STREET TREES		
Lophostemon confertus	Brisbane Box	36" Box

PLANT PALETTE

BOTANICAL NAME		COMMON NAME	SIZE
MOTORCOURT CANOPY TREES			
Bauhinia x blakaena	•	Hong Kong Orchid Tree	24" Box
Pyrus C. Bradford	•	Bradford Pear	24" Box
Tabebuhla impetiginosa	•	Purple Trumpet	24" Box
TYPICAL FRONTYARD PATIO TREE (1 Tree per Lot)			
Lagerstroemia I. 'Biloxi'	•	Crape Myrtle	24" Box
Magnolia Grandiflora 'Lil Gem'	•	Southern Magnolia	24" Box
Chilopsis linearis	•	Desert Willow	24" Box
FLOWERING CANOPY TREES			
Cercis canadiensis 'Majestic Beauty'	•	Eastern Redbud	24" Box
Lagerstroemia x. 'Tuscarora'	•	Crape Myrtle	24" Box
CITRUS TREES			
Citrus x Meyeri	•	Meyer Lemon Tree	15 Gal
Citrus s. 'Valencia'	•	Valencia Orange Tree	15 Gal
WINEVILLE AVE PARKWAY TREE			
Pistacia chinensis	•	Chinese Pistache	24" Box
STREET MEDIAN TREES			
Lagerstroemia i. 'Tuscarora'	•	Crape Myrtle	24" Box
Chilopsis linearis	•	Desert Willow	24" Box
COMERCIAL CENTER PARKING LOT SHADE TREE			
Lophostermon confertus	•	Brisbane Box	36" Box
SMALL EVERGREEN COMMERCIAL CENTER PLAZA TREE			
Magnolia g. 'Lil Gem'	•	Southern Magnolia	24" Box

PLANT PALETTE

	BOTANICAL NAME		COMMON NAME
VINE			
	*Parthenocissus tricuspidata*	•	Boston Ivy
SHRUBS AND GROUNDCOVER			
TALL SHRUBS			
	Arbutus unedo 'Compacta'	•	Dwarf Strawberry Tree
	Carpenteria californica	•	Bush Anemone
	Encellia farinosa	•	Desert Encelia
	Heteromeles arbutifolia	•	Toyon
	Rhamnus caifornica	•	Coffeeberry
	Romneya coulteri	•	Matilija Poppy
MEDIUM SHRUBS			
	Atriplex hymenelytra	•	Desert Holly
	Baccharis x 'Starn'	•	Thompson Baccharis
	Echium radicans	•	Pride of Madeira
	Euphorbia rigida	•	Yellow Purge
	Nandina d. 'Moon Bay' TM	•	Heavenly Bamboo
	Salvia greggii	•	Autumn Sage
	Salvia leucantha 'Santa Barbara'	•	Mexican Bush Sage
	Teucrium fruticans	•	Bush Germander
LOW SHRUBS AND GROUNDCOVER			
	Acacia redolens 'Desert Carpet'	•	Trailing Acacia
	Achillea x 'Moonshine'	•	Yarrow
	Artemisia c. 'Canyon Gray'	•	California Sagebrush
	Lantana x. 'New Gold'	•	New Gold Lantana
	Rosmarinus o. 'Huntington Carpet'	•	Rosemary
ACCENTS AND GRASSES			
	Carex divulsa	•	Berkeley Sedge
	Hesperaloe p. 'Sandia Glow'	•	Sandia Glow Red Yucca
	Muhlenbergia rigens	•	Deer Grass
TURF			
	Turf Hydroseed 'Triple Crown'	•	Triple Crown Tall Fes

PUBLIC OPEN SPACE

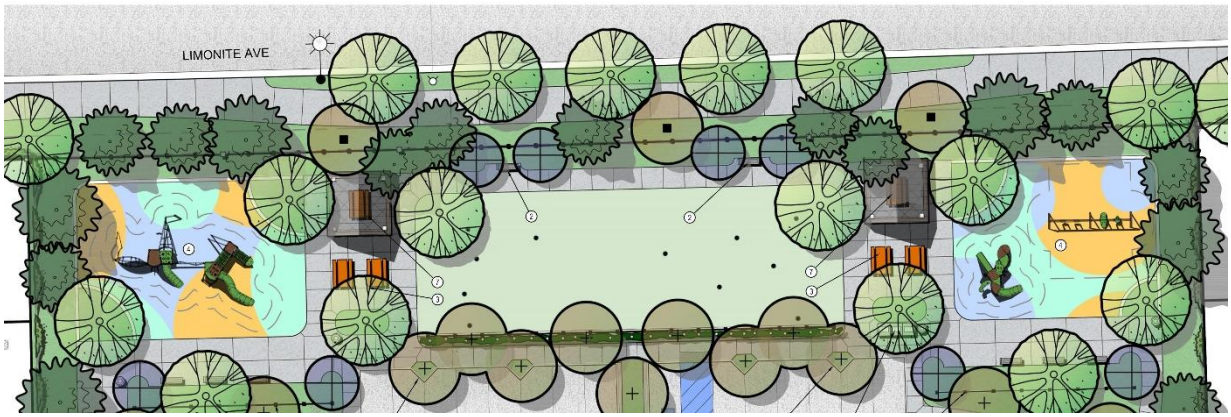
The project offers four unique open spaces that are publicly accessible.

West of Lucretia Avenue, at the end of the cul-de-sac, will be a dog park and community garden. This space will have dog-fun amenities, seating areas, and garden space for planting.



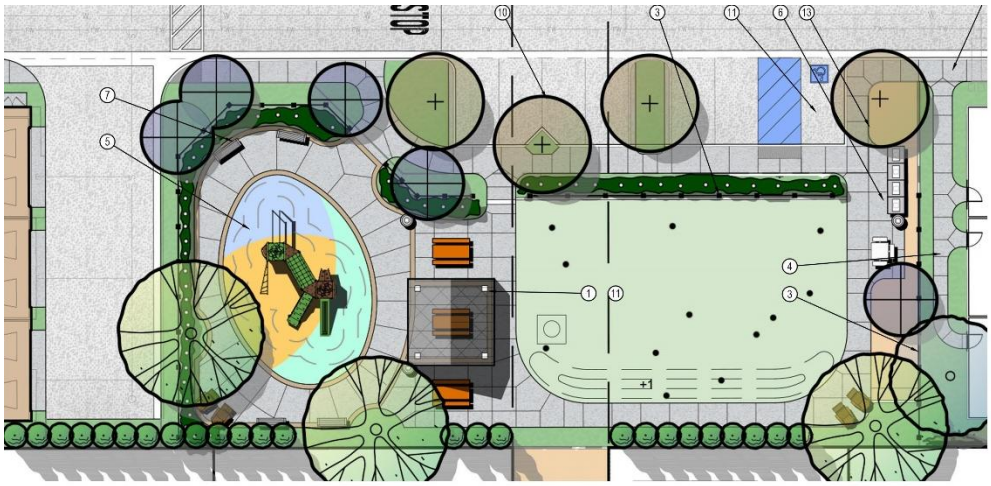
Dog Park and Community Garden

Along Limonite Avenue will be a tot lot with two playground areas and an open turf area separating the play structures. Covered picnic facilities will be included along with various park benches.



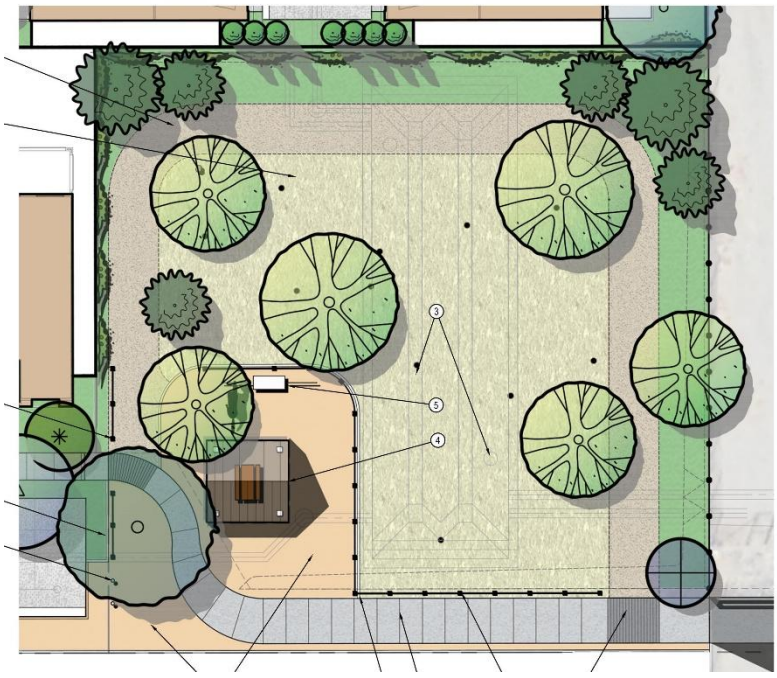
Limonite Avenue Tot Lot with Open Space and Seating Areas

At the “C” Street entry is another publicly accessible tot lot. This location will provide a play structure, shaded picnic table, and benches.



“C” Street Open Space with Tot Lot and Seating Areas

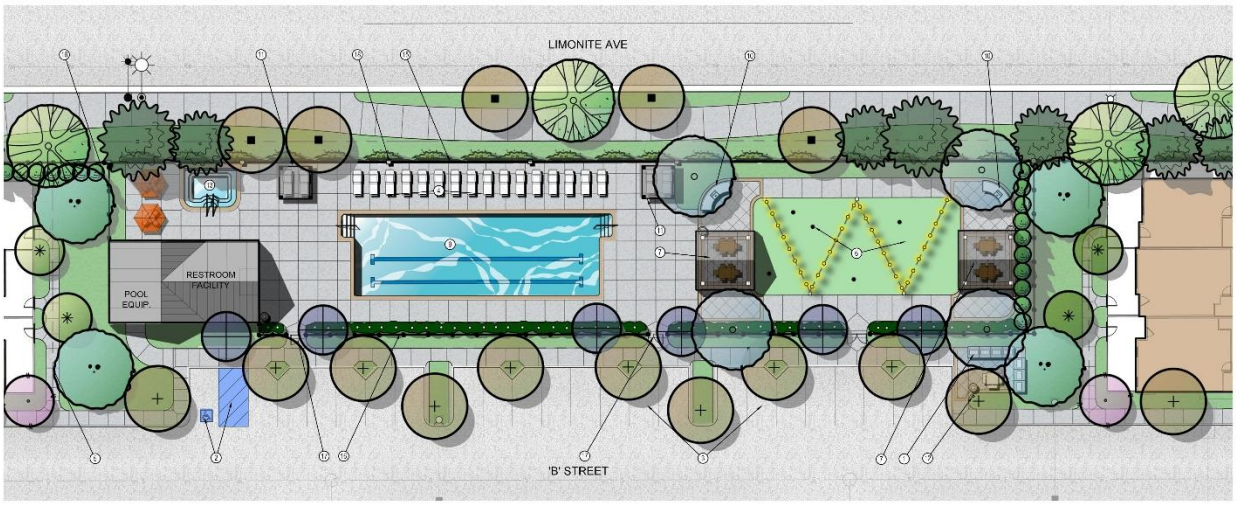
The Hitching Area is a special amenity located to the west of the Drainage Channel. This open space area will offer water troughs with hitching posts, shaded picnic benches, and open space grass areas above the water quality basin.



Hitching Area

PRIVATE OPEN SPACE

A private recreation facility will be located along Limonite Avenue for the Wineville residents. This private open space will offer a pool, a restroom facility, shaded picnic areas and open turf for play. This private open space will be fenced off and accessed only by residents.

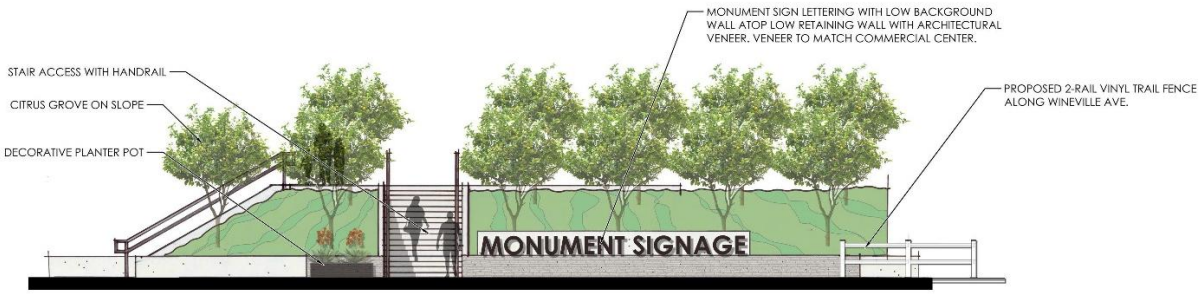


Private Recreation Area

PROJECT ENTRY MONUMENTS

Three entries into the project are located off of Limonite and all entries are proposed to have entry monuments to clearly communicate the traffic pattern throughout the community.

The monument walls have stone veneer with precast concrete cap trim. They also have lighted signage and landscaping to provide an inviting entry.



Monumentation (Conceptual Purposes Only)

STREET LANDSCAPING

Landscaping along the various streets in and around the project is an essential part of creating a sense of place and a high-quality neighborhood environment. The scale and proportion of the landscaping should reflect the volume of traffic on the street and provide a sense of safety and separation between vehicles and pedestrians. Therefore, larger streets should have larger and more wide-ranging landscaping and smaller streets should have less prominent landscaping.

Varied streetscapes are intended to create a visually pleasing and comfortable experience at the pedestrian and vehicular level. Streetscapes throughout the community are planted with a combination of trees, low shrubs, and masses of groundcovers. The landscaping plant palette for streetscapes links the roadways to the rest of the community by providing visual continuity.

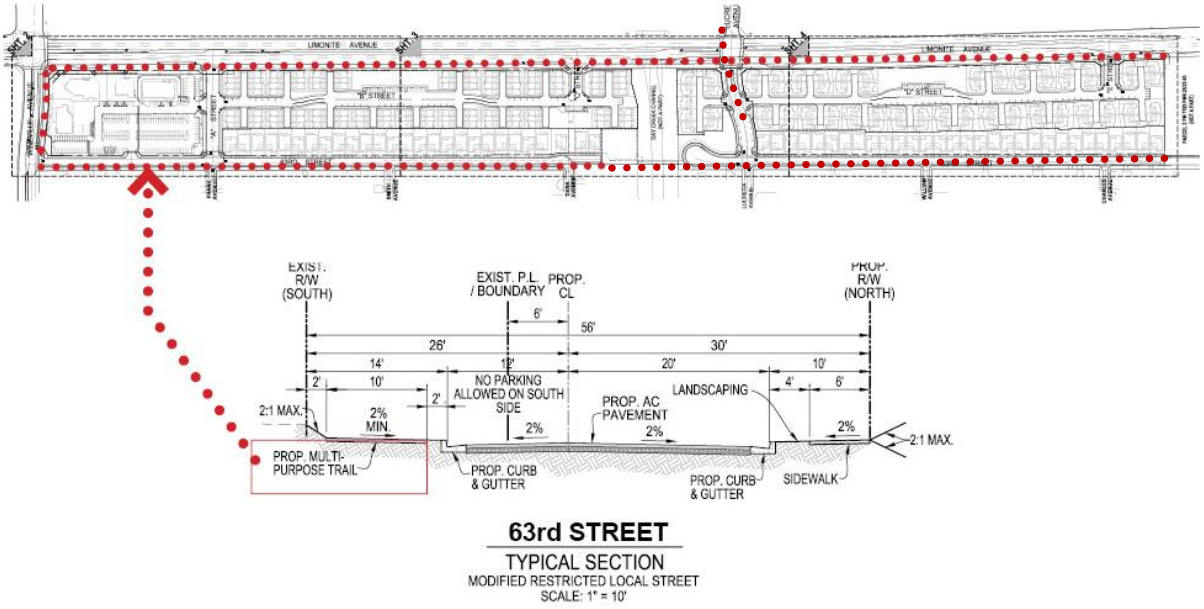
The following exhibit illustrates the attention to landscape detail and consideration for the pedestrian environment. Street trees line the sidewalks, softening the edges of the homes within the project and along the bordering streets. Paseos also have landscape treatments to enhance that internal pedestrian experience. The homes along 63rd Street will have front yard trees where space permits it and along the parkway, to give a more traditional neighborhood feel correlating to the proposed conventional single family homes that line the street.



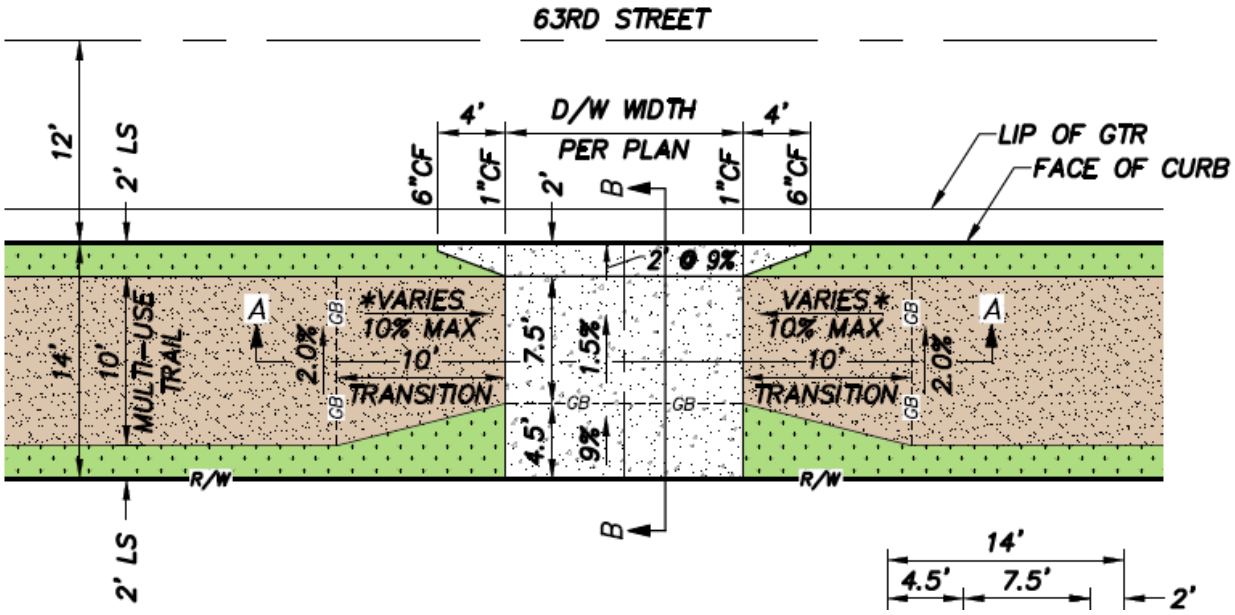
Please refer to the Landscape Master Plan for the plant palette and site design provided in the Appendix.

TRAIL AMENITY

A multipurpose trail wraps around the bounding streets of Wineville Marketplace. With a typical 10-foot width, the multi-purpose trail runs along 63rd Street, Wineville Avenue, Lucretia Ave, and along the south side of Limonite Avenue. The following exhibit illustrates the approximate trail location and the typical section. There are existing driveways along the southern edge of 63rd St. that will impact the design of



the trail. The impacts will result in a reduction of the DG portion of the trail to a minimum of 7.5’ vs the standard 10’ an estimated ____times and will be implore the use of concrete to reduce the wear and tear of the DG trail. City agrees that walls, fences, other improvements, and personal property of existing residential units encroach into the City ROW on the southerly portion of 63rd Street. This impact varies and ranges between 0 and 5 feet. Trail design may reduce the southerly parkway of 63rd Street down to minimum 9-feet in sections where existing residents have improvements that encroach into the public ROW.”



WALL AND FENCES

As shown on the conceptual Wall and Fence Plan, a variety of walls and fences are provided throughout the community to minimize roadway noise, maximize views of scenic resources, and increase privacy within each residential lot and increase safety for pedestrians along primary community roads.

Community walls and fences are designed as an integral component and extension of the building design and surrounding landscape. Periphery walls can be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Gates should be complementary in style and color to its fence or wall.

Exhibit : Conceptual Wall and Fence Plan



Refer to the Landscape Master Plan for more details.

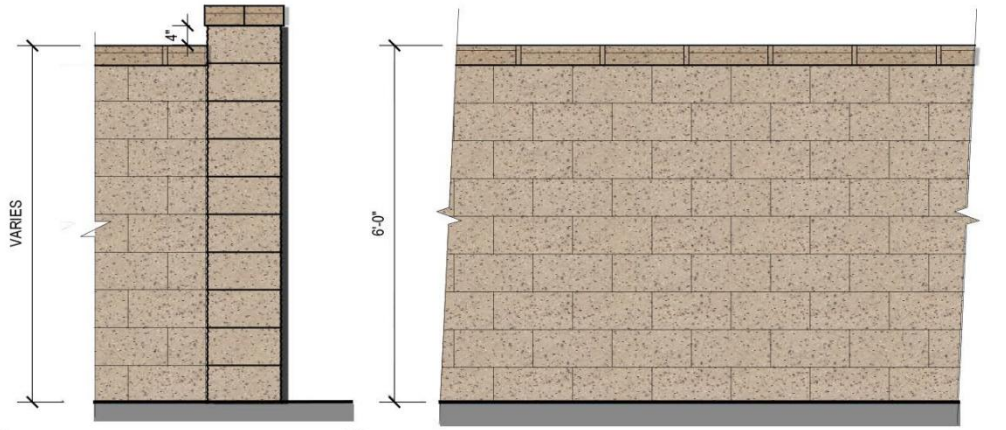
WALL AND FENCE ELEVATIONS

Walls and fences shall be constructed of materials, colors, and textures that are similar to, and harmonious with the architecture.

The are a variety of walls and fencing used within the community are described below and illustrated on the Wall and Fence Details. Please refer to the Landscape Master Plan for wall and fence details.

Community Wall. Community Walls are generally located around the exterior of the community and separate private yards from public roadways. Community Walls are envisioned to be constructed with 6-foot tall split face with a decorative cap, however, Greenfield Steel Walls are also permitted. Final wall design will be determined at the Construction Drawing stage of the project and will be required to obtain City Engineering approval.

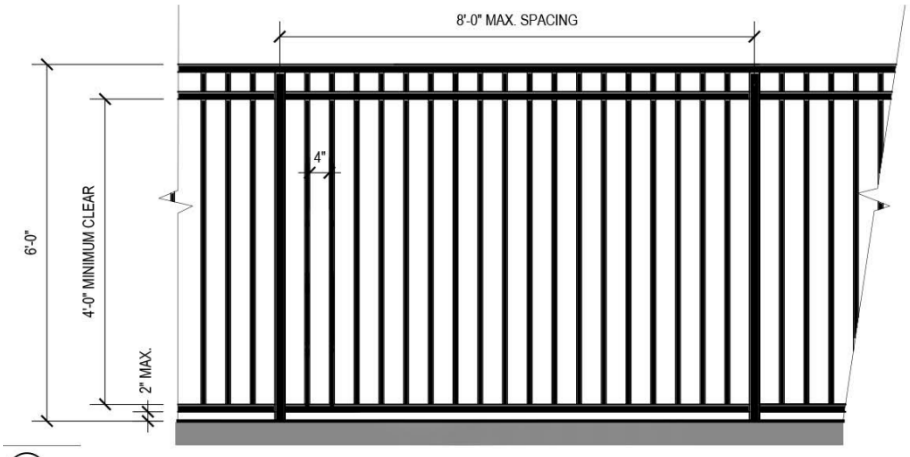
Community Fence (Common Open Spaces). These fences are located at the dog park, the recreation



(1) 16" SPLIT FACE PILASTER WITH DECORATIVE CAP (2) 6' TALL SPLIT FACE (SINGLE SIDE, PUBLIC FACING) CONCRETE BLOCK WALL WITH DECORATIVE CAP

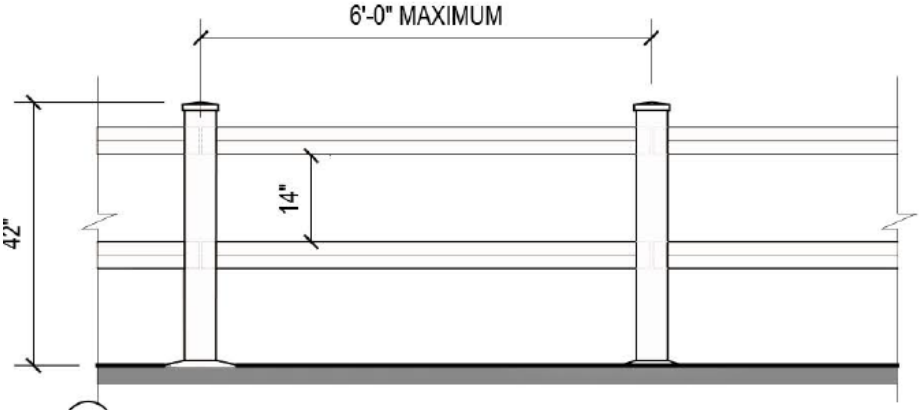
areas, and at the end of stub drives. These fences are 6-foot high tubular steel, black in color.

Privacy Fence. Privacy fences are located between homes on both the side and rear private yards. These fences will be 6 feet tall and made of vinyl material for durability. The proposed color is tan to coincide with the Community Walls.



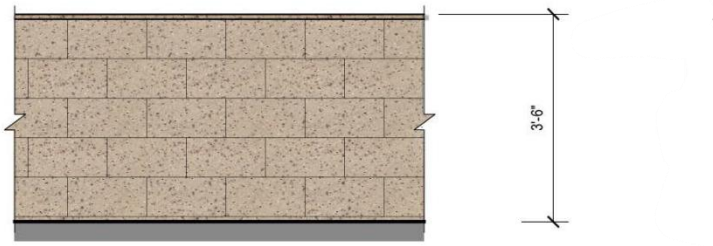
(4) 6' TALL TUBULAR STEEL FENCE

Trail Fence. These appropriately themed fences are 2-rail vinyl elements located at common open spaces, such as the tot-lot and community garden.



AP (7) 42" TALL 2-RAIL VINYL FENCING

Patio Walls. The Row Townhomes have front patios inclusive of a patio low wall to define the semi-private space. These patio low walls will be 42-inches tall and have a rolled concrete cap. Similar to the other walls, the proposed color is tan.



(6) 42" TALL BLOCK PATIO WALL WITH ROLLED CONCRETE CAP

GENERAL LANDSCAPE STANDARDS

All landscape standards for Wineville Marketplace shall comply with the Jurupa Valley Municipal Code.

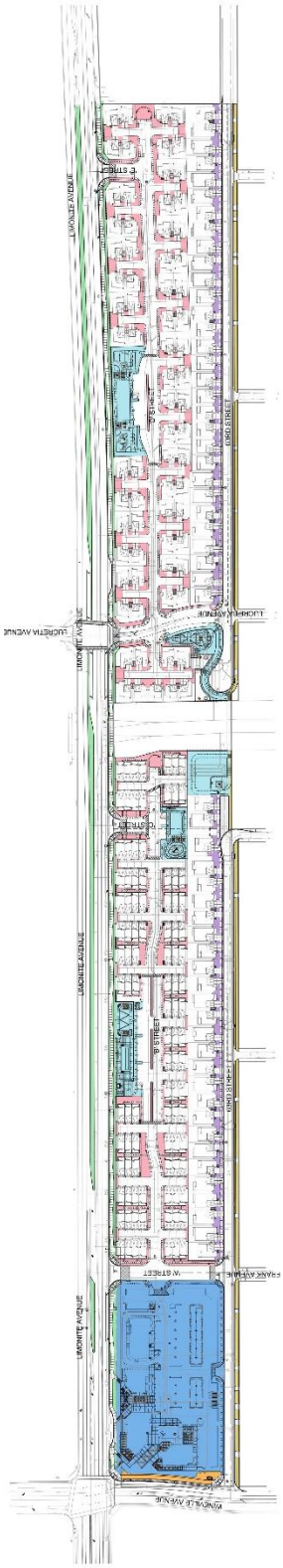
OWNERSHIP AND MAINTENANCE RESPONSIBILITIES

Ownership and maintenance responsibility for common areas and recreation amenities within the community are illustrated on the Maintenance Exhibit. Individual homeowners shall be responsible for the maintenance of public street landscape along their property frontage unless otherwise identified within their legal ownership documents. Private homeowners shall also be responsible for all maintenance within their private lot area as well as fences and wall faces on their internal boundaries. For other areas of the community, maintenance responsibilities shall be as follows:

- City of Jurupa Valley: Landscape parkways (public streets), and open space access lots.
- Homeowners Association Community Recreation Center, Neighborhood Corral and Water Quality Feature.
- Jurupa Area Recreation and Park District Community Trails (public streets).
- Maintenance Agency shall be formed to maintain the commercial development.

Exhibit 7: Maintenance Plan

See Master Landscape Plan for more detailed information.



MAINTENANCE LEGEND

LANDSCAPE MAINTENANCE AREAS	OVERALL ACREAGE	OVERALL SQ. FEET	PLANTED ACREAGE	PLANTED SQ. FEET
JARPD MAINTAINED EQUESTRIAN TRAIL	0.16 AC.	7,380 SQ. FT.	0.06 AC.	2,771 SQ. FT.
HOA MAINTAINED LANDSCAPE	2.17 AC.	94,777 SQ. FT.	2.14 AC.	93,314 SQ. FT.
HOMEOWNER MAINTAINED FRONT YARDS AND PARKWAYS	0.76 AC.	33,424 SQ. FT.	0.76 AC.	33,424 SQ. FT.
HOA MAINTAINED PARKS, OPEN SPACES, & RECREATION CENTERS	2.02 AC.	88,059 SQ. FT.	0.86 AC.	37,592 SQ. FT.
TENANT MAINTAINED COMMERCIAL CENTER	4.31 AC.	187,783 SQ. FT.	0.75 AC.	32,841 SQ. FT.
CITY MAINTAINED RIGHT-OF-WAY	1.71 AC.	74,462 SQ. FT.	1.71 AC.	74,462 SQ. FT.
CITY MAINTAINED	0.79 AC.	34,294 SQ. FT.	0.79 AC.	34,294 SQ. FT.
	OVERALL ACREAGE: 11.94 ACRES	**OVERALL SQ. FT. 520,179 SQ.FT.**	**PLANTED ACREAGE: 7.25 ACRES**	**PLANTED SQ FT: 306,698 SQ.FT.**

ATTACHMENT NO. 3

Ordinance No. 2026-XX for Approval of Change of Zone

ORDINANCE NO. 2026-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 22006 TO REZONE APPROXIMATELY 33-ACRES FROM PLANNED UNIT DEVELOPMENT (PUD-01) TO PLANNED UNIT DEVELOPMENT (PUD-02) LOCATED AT THE SOUTHEAST INTERSECTION OF LIMONITE AVENUE AND WINEVILLE AVENUE (APNS: 157-250-011, 157-250-013)

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

Section 1. Project.

(a) Diversified Pacific Development Group, LLC (the "Applicant") has applied for Master Application No. 22248 (MA No. 22248) which consists of General Plan Amendment No. 22006 (GPA No. 22006), Change of Zone No. 22006 (CZ No. 22006), Tentative Tract Map No. 38541 (TTM No. 38541), and Site Development Permit No. 22072 (SDP No. 22072) to allow for the construction of 232 residential units and 24,000 square feet of commercial/retail space within a 33-acre site, for a project located at the southeast intersection of Limonite Avenue and Wineville Avenue (APNs: 157-250-011, 157-250-013) ("Project"). CZ No. 22006 is the subject matter of this ordinance. GPA No. 22006, TTM No. 38541, and SDP No. 22072 are approved by separate resolution.

Section 2. Change of Zone.

(a) Change of Zone No. 22006 (CZ22006) will rezone an approximately 33-acre site (APNs 157-250-011, 157-250-013) from Planned Unit Development (PUD-01) to Planned Unit Development (PUD-02) to account for the changes made to the project, as shown on Exhibit "A".

(b) Section 9.285.020 of the Jurupa Valley Municipal Code provides that an application for a change of zone shall not be set for hearing unless: (1) all procedures required by the Jurupa Valley rules implementing the California Environmental Quality Act to hear a matter have been completed, and (2) the requested change of zone is consistent with the Jurupa Valley General Plan.

(c) Section 9.285.010 of the Jurupa Valley Municipal Code provides that amendments to Title 9 of the Jurupa Valley Municipal Code must be made in accordance with the procedures set forth in Government Code Section 65800 *et seq.*, as now enacted or hereafter amended, and with the requirements of Title 9. Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment changes any property from one zone to another, shall be adopted in the manner set forth in Sections 65854 to 65857, inclusive.

(d) Government Code Section 65854 provides that the Planning Commission must hold a public hearing on the proposed amendment to a zoning ordinance, with notice of the hearing given pursuant to Government Code Section 65090 and, if the proposed amendment to a zoning ordinance affects the permitted uses of real property, also given pursuant to Government Code Section 65091. Additionally, Sections 9.285.040 (1) and (2) of the Jurupa Valley Municipal Code provide that the Planning Commission shall hold a noticed public hearing on a proposed amendment to Title 9 of the Jurupa Valley Municipal Code that proposes to change property from one zone to another.

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

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

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

(h) Jurupa Valley Municipal Code section 9.238.080(1) provides that the PUD zoning district may be approved only for a project that incorporates at least five of the following features:

1) Residential clustering that will provide for new neighborhoods combined with abundant open space.

2) Commercial development that provides products or services not currently available within the city.

3) Preservation of abundant natural open space.

4) The project will provide a substantial public amenity, for example, a significant public plaza, a public park, trails or a similar improved open space feature, including provisions for guaranteed long-term maintenance not at the expense of the city.

5) The project includes significant environmental benefits, such as preservation, enhancement and/or creation of a significant natural feature or open spaces with a minimum area of one-half (½) acre.

6) Additional public benefits and project amenities that advance the city's identified objectives and evolving visions as identified in the General Plan and Community Plans.

7) The project will achieve greater energy efficiency than standard developments through the incorporation of green building techniques, scoring at least a silver rating on the LEED or other equivalent rating system, or achieving a minimum of thirty (30) percent greater energy efficiency than the minimum required by California Code of Regulations Title 24.

8) The project provides for a significant saving of water usage over the life of the project.

9) Stormwater runoff controls.

(i) Jurupa Valley Municipal Code section 9.238.080(2) provides that prior to the approval of a zoning amendment to add the PUD designation to a property, the following findings shall be made:

1) The project is consistent with the General Plan and any applicable Specific and Community Plans;

2) The project complies with all applicable provisions of this chapter, except for those provisions modified by the PUD rezoning;

3) The approved modifications to the development standards of these Zoning Regulations are necessary and appropriate to accommodate the density and superior design of the proposed project;

4) The proposal would benefit the area surrounding the project to a greater degree than development allowed within the underlying zoning district(s), including improved pedestrian or transit access to jobs, goods and services;

5) The proposal would provide mixed land use and/or site design flexibilities while enhancing site or building aesthetics to achieve an overall, workable, higher quality of development than would otherwise be possible under conventional zoning standards;

6) The project is compatible in use, size and type of structure, relative amount of open space, traffic circulation and general layout, with adjoining land uses, mitigates environmental impacts and can be integrated into the neighborhood;

7) The project complies with all applicable City Design Guidelines and provides adequate access, parking, landscaping, trash areas and storage, as necessary;

8) The project does not create traffic congestion, noise, odor or other adverse effects on surrounding areas;

9) All affected public facilities, services and utilities are adequate to serve the proposed project; and

10) The establishment, maintenance or operation of the proposed project will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity of the proposed use, or detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

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

(a) The application for CZ22006 was processed including, but not limited to a public notice, in the time and manner prescribed by state law and Jurupa Valley Ordinances.

(b) On October 8, 2025, the Planning Commission of the City of Jurupa Valley opened the 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. At the conclusion of the October 8, 2025 hearing, the Planning Commission continued the public hearing to October 22, 2025.

(c) On October 22, 2025, the Planning Commission held the continued public hearing where staff, the Applicant, and the public had an opportunity and did address the Planning Commission regarding the Project. Following the receipt of public testimony on October 22, 2025, the Planning Commission closed the public hearing, and adopted Resolution 2025-23 by a 3-2 vote recommending that the City Council approve the Project.

(d) On November 20, 2025, the City Council of the City of Jurupa Valley held a public hearing on CZ22006 at which time all persons interested in the Project had the opportunity to address the City Council. The City Council continued the hearing to December 4, 2025 to allow staff and the Applicant to refine the project.

(e) On December 4, 2025, the City Council of the City of Jurupa Valley opened the public hearing on CZ22006 at which time all persons interested in the Project had the

opportunity to address the City Council on these matters. The City Council continued the public hearing to January 15, 2026.

(f) On January 15, 2026, the City Council of the City of Jurupa Valley held a public hearing on CZ22006 at which time all persons interested in the Project had the opportunity to address the City Council on these matters. At the conclusion of the public hearing, the City Council closed the public hearing.

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

Section 4. California Environmental Quality Act Findings. The City Council makes the following environmental findings and determinations in connection with the approval of Change of Zone No. 22006:

(a) The Project was processed, including but not limited to all public notices, in the time and manner prescribed by State and local law, including the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 *et seq.*) and the State CEQA Guidelines ("CEQA Guidelines") (14. Cal. Code Regs. § 15000 *et seq.*) City staff prepared an Initial Study of the potential environmental effects of the approval of the Project as described in the Initial Study. Based upon the findings contained in the Initial Study, City staff determined that an Environmental Impact Report ("EIR") should be prepared. An EIR was prepared (SCH #2024090808) for the Project. Change of Zone No. 22006 was included in the Project Description for the EIR and its impacts analyzed therein.

(b) On January 15, 2026, the City Council of the City of Jurupa Valley considered the proposed Project, including Change of Zone No. 22006, and the EIR, Findings, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations, at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the proposed Project, EIR, Findings, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations prior to adopting this Ordinance.

(c) On January 15, 2026, the City Council adopted Resolution No. 2026-0 "A RESOLUTION OF THE CITY COUNCIL OF JURUPA VALLEY CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NUMBER 2024090808), ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR WINEVILLE MARKETPLACE VILLAGE DEVELOPMENT PROJECT. Resolution No. 2026-0 is incorporated herein as if set forth in full.

Section 5. Findings Consistent with Jurupa Valley Municipal Code Section 9.238.080(1). The City Council of the City of Jurupa Valley finds and determines that Change of Zone No. 22006 should be approved because the project incorporates the following features:

(a) Residential clustering that will provide for new neighborhoods combined with abundant open space. The project will have three distinct neighborhood types. There will be

57 one-story and two-story single family units proposed on the north side of 63rd Street offering units ranging from 1,812 to 2,744 square feet in size. There will also be 102 two-story rowtown units proposed on the western side of the site offering units ranging from 1,433 to 1,771 square feet in size. Lastly, there will be 73 two-story cluster units proposed on the eastern portion of the residential area offering units ranging in size from 1,877 to 2,428 square feet in size. There will also be abundant open space as the community will have a 17,000 square foot community garden and dog park, a 9,000 square foot tot lot, a 23,000 square foot tot lot, and a 17,000 square hitching area consisting of informal trials, picnic tables, and shade structures.

(b) The project will provide a distinct commercial service that is not currently available within the city. The commercial section of the project is providing a public plaza that will have high end architecture and large public space for gatherings. The plaza will consist of two focal points and will provide outdoor seating, bench seating, art pieces, artificial turf for informal gatherings, covered outdoor patio, and a fireplace. The plaza design and service is something that currently is not available within the City and will provide a great benefit to the City as an outdoor gathering place.

(c) The project will provide a substantial public amenity, for example, a significant public plaza, a public park, trails or a similar improved open space feature, including provisions for guaranteed long-term maintenance not at the expense of the city. The project will construct an equestrian trail on the south side of 63rd Street to add an additional east-west corridor for equestrians. In addition, the project will construct an equestrian trail on the east side of the Day Creek Channel to provide a connection between Limonite Avenue and 63rd Street. This allows equestrians a choice to travel north or south on Lucretia Avenue and Wineville Avenue. The project will also construct a hitching area near the Day Creek Channel and 63rd Street providing a rest stop for equestrians, and a pedestrian bridge crossing the Day Creek Channel which allows equestrians, pedestrians, and bicyclists continuous travel path on 63rd Street between Wineville Avenue and Etiwanda Avenue.

(d) The project includes significant environmental benefits, such as preservation, enhancement and/or creation of a significant natural feature or open spaces with a minimum area of one-half (½) acre. The project will be constructing a 17,000 square foot community garden and dog park. The project will also be constructing a 9,000 square foot tot lot and a 23,000 square foot tot lot.

(e) The project is providing vast amounts of infrastructure improvements as well as equestrian amenities. The project is providing half-width public street improvements to Limonite Avenue, Wineville Avenue, and full street improvements to 63rd Street. Improvements to 63rd Street will provide a vast improvement in traffic circulation as currently 63rd Street is a dirt road. These improvements will enhance pedestrian and equestrian walkability which will advance the City's objectives and evolving vision.

(f) The project provides for a significant saving of water usage over the life of the project in that the project incorporates drought tolerant landscaping; and

(g) The project provides storm water runoff controls in that the project uses drought tolerant landscaping and will implement a water quality management plan.

Section 6. Findings Consistent with Jurupa Valley Municipal Code Section 9.238.080(1). The City Council of the City of Jurupa Valley finds and determines that Change of Zone No. 22006 should be approved because:

(a) Change of Zone No. 22006 is consistent with the City of Jurupa Valley General Plan in that the Project provides a mix of high quality multi-family and single family residences along a primary transportation corridor in Limonite Avenue and in close proximity to the proposed commercial center and the existing commercial center to the east of the Project site at the corner of Limonite Avenue and Etiwanda Avenue, consistent with LUE 2.2 Higher Density Residential. The community would also be walkable, ownership based, and is proposed at a density consistent with the Medium Highest Density Residential ("MHDR") land use designation (up to 8 dwelling units per acre) in the City's General Plan. The Project is also consistent with the following General Plan policies:

1) **LUE 2.2 Higher Density Residential.** Accommodate higher density residential development in walkable, pedestrian oriented areas near major transportation corridors, concentrated employment areas, and community and town centers, and promote the development of high quality apartments and condominiums that will encourage local investment and pride of ownership. The proposed Project is for a mix of high quality multi-family and single family community along a primary transportation corridor in Limonite Avenue and in close proximity to the proposed commercial center and the existing commercial center to the east of the project site at the corner of Limonite Avenue and Etiwanda Avenue.

2) **LUE 2.3 Infrastructure.** Ensure that circulation facilities, water resources, sewer and storm drainage facilities, and other utilities available or provided by the developer are adequate to meet the demands of a proposed residential land use in addition to those services and resources required to serve existing residents and businesses. All street improvements, drainage infrastructure, and other utilities are found to be adequate to meet the demands of a proposed residential land use in addition to those services and resources required to serve existing residents and businesses.

3) **LUE 2.6 Buffering.** Require setbacks and other design elements to buffer residential units from the impacts of abutting agricultural, roadway, commercial, and industrial uses, to the maximum extent possible. The development meets the required setbacks and incorporates design features such as screen walls and dense landscaping to buffer residential units from any potential impacts of abutting uses and roadway.

4) **LUE 2.9 Design Compatibility.** Ensure that new residential developments are designed to be compatible with their surroundings and to enhance visually the appearance of neighborhoods and adjacent structures. The proposed Project successfully incorporates Craftsman, Farmhouse, and California Ranch as an architectural style that is compatible with the surrounding area.

The Project, with recommended conditions, is consistent with the policies of the Equestrian Lifestyle Overlay by strengthening the existing trail network and providing new equestrian facilities with the following features:

1) Constructing an equestrian trail on the south side of 63rd Street to add an additional east-west corridor for equestrians;

2) Constructing an equestrian trail on the east side of the Day Creek Channel to provide a connection between Limonite Avenue and 63rd Street. This allows equestrians a choice to travel north or south on Lucretia Avenue and Wineville Avenue;

3) Constructing a hitching area near the Day Creek Channel and 63rd Street providing a rest stop for equestrians;

4) Constructing a pedestrian bridge crossing the Day Creek Channel which allows equestrians, pedestrians, and bicyclists continuous travel path on 63rd Street between Wineville Avenue and Etiwanda Avenue.

(b) The project complies with all applicable provisions of Chapter 238, except for those provisions modified by the PUD rezoning in that the project is consistent with applicable provisions in the Zoning Code including development standards set forth in the PUD-02 Development Plan;

(c) The approved modifications to the development standards of these Zoning Regulations are necessary and appropriate to accommodate the density and superior design of the proposed project in that it will allow for a larger number of residential units and public amenities. Although the minimum lot depth is less than the conventional minimum lot depth, the proposed lot depth is necessary to achieve the proposed density and development of an irregular and shallow project site. The intent of the standard is still met because the residential lots have sufficient common open space;

(d) The proposal would benefit the area surrounding the project to a greater degree than development allowed within the underlying zoning district(s), including improved pedestrian or transit access to jobs, goods and services in that the underlying zoning district permits a type of development that would lack public amenities as well pedestrian and equestrian access. The underlying zoning district would permit approximately 100 or less residential lots on 22 acres. The project (PUD-02) includes a mixed residential community and neighborhood shopping area with rural and equestrian characteristics. The project is designed to encourage pedestrians, equestrians, and bicyclists to travel around the project. The project incorporates trails on the site and is providing trails along the project frontage on Wineville Avenue, 63rd Street, and Limonite Avenue. Furthermore, the project provides amenities for equestrian and pedestrian use such as horse stations and trails. Thus the project enhances existing access and provides a vast amount of amenities, shopping, and service opportunities on the site ;

(e) The proposal would provide mixed land use and/or site design flexibilities while enhancing site or building aesthetics to achieve an overall, workable, higher quality of development than would otherwise be possible under conventional zoning standards in that the project achieves higher number in residential units, cohesive farm architectural style, equestrian trails, and more public open space. Under conventional zoning standards, the number of residential units is lower . Furthermore, conventional zoning would allow less common space.;

(f) The project is compatible in use, size and type of structure, relative amount of open space, traffic circulation and general layout, with adjoining land uses, mitigates environmental impacts and can be integrated into the neighborhood in that the project site will be developed for commercial and residential uses in an area that has existing commercial and residential uses. Furthermore, the Mitigation Measure Reporting Program (MMRP) and conditions, will eliminate or mitigate potential environmental impacts to less than significant levels;

(g) The project complies with all applicable City Design Guidelines and provides adequate access, parking, landscaping, trash areas and storage, as necessary in that the project includes a PUD-02 Development Plan which provides for design guidelines for the development. The project provides adequate access throughout the site from Limonite Avenue and 63rd Street. There is abundant landscaping throughout the site and in the parkways.;

(h) The project does not create traffic congestion, noise, odor or other adverse effects on surrounding areas. The project will construct street improvements along Limonite Avenue, Wineville Avenue, Lucretia Avenue and 63rd Street which will improve the overall circulation of the area.

(i) All affected public facilities, services and utilities are adequate to serve the proposed project in that the impact on public services are less then significant so the public service providers ability to provide services will not be reduced. Jurupa Community Services District will provide potable water and sanitary sewer service. Riverside County Fire provides fire protection services to the area. Although there is an increase in population, due to the residential portion of the project, this increase will not result in a change of Sheriff facilities to accommodate additional personnel. The applicant will also pay fees to cover public facilities and services such as DIF and school fees. ; and

(j) The establishment, maintenance or operation of the proposed project will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity of the proposed use, or detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

Section 7. Approval of Change of Zone. The City Council of the City of Jurupa Valley hereby approves Change of Zone No. 22006 to rezone an approximately 33-acre site (APNs 157-250-011, 157-250-013) from Planned Unit Development (PUD-01) to Planned Unit Development (PUD-02) to account for the changes made to the project, as shown on Exhibit "A" to allow a density of 232 units and 4 acres of commercial uses, subject to an approved Site Development Permit, Tentative Tract Map and approved Development Plan.

Section 8. Severability. If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 9. **Effect of Ordinance**. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside incorporated by the City of Jurupa Valley that may in conflict with the terms of this Ordinance.

Section 10. **Certification**. The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

Section 11. **Effective Date** This Ordinance shall take effect on the date provided on Government Code Section 36937.

PASSED, APPROVED AND ADOPTED by the City of Jurupa Valley on this 15th day of January, 2025.

_____

rian er son a or

ATTEST:

_____

Maria Morris

City Clerk

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Maria Morris, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing rdinance No. 2025-01 was egularl introduced at a regular eeting o t e Cit Council eld on t e 15t da od anuar and t erea ter at a regular eeting eld on t e 5t da o ebruar 2026 it as dul assed and ado ted b the following vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____

MARIA MORRIS
CITY CLERK

EXHIBIT A OF ATTACHMENT NO. 3

Change of Zone

DEVELOPER/APPLICANT:

DIVERSIFIED PACIFIC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730

CONTACT: JASON HOLT
PHONE: (909) 481-1150

GEOTECHNICAL ENGINEER

PETRA GEOSCIENCES, INC.
10880 COUNTY CENTER DRIVE, SUITE M
TEMECULA, CA. 92591

CONTACT: DOUG JOHNSTON
(951) 600-9271

CIVIL ENGINEER:

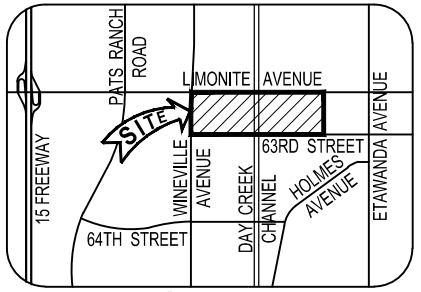
MADOLE AND ASSOCIATES, INC.
9302 PITTSBURGH AVENUE, SUITE 230
RANCHO CUCAMONGA, CA 91730

CONTACT: MARK BERTONE
PHONE: (909) 481-6322

CHANGE OF ZONE EXHIBIT

LIMONITE AND WINEVILLE

TENTATIVE TRACT MAP NO. 38541



VICINITY MAP
N.T.S

TOPOGRAPHIC INFORMATION:

AERIAL TOPOGRAPHIC SURVEY USING LIDAR TECHNOLOGY ON 02/16/2022.

ACREAGE

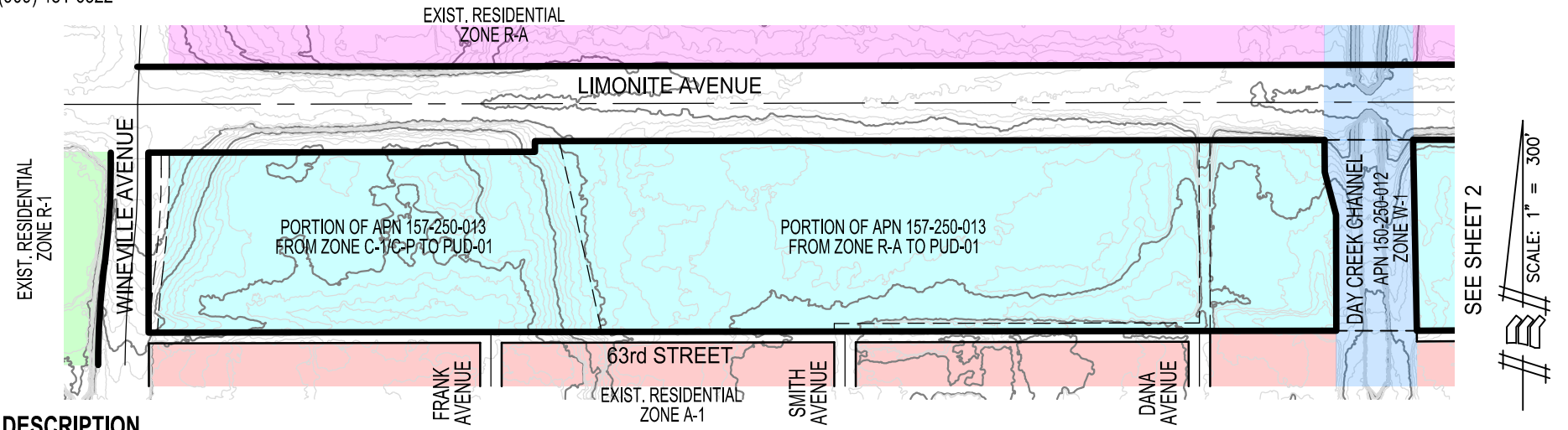
32.81 ACRES GROSS/OWNERSHIP
17.67 ACRES (WEST)
15.14 ACRES (EAST)

APNs:

157-250-011
157-250-013

LAND USE

EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL AND COMMERCIAL
EXISTING ZONING:	C-1/C-P AND R-A
PROPOSED ZONING:	PUD-01



LEGEND

- A-1
- C-1 / C-P
- PUD-01
- R-1
- R-A
- W-1

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF JURUPA VALLEY, STATE OF CALIFORNIA, COUNTY OF RIVERSIDE AND DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARCEL MAP No. 7139, AS SHOWN BY MAP ON FILE IN BOOK 25 PAGE 65 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT IN DOCUMENT RECORDED SEPTEMBER 17, 1987 AS INSTRUMENT No. 87-270632 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PREPARED BY:
MADOLE & ASSOCIATES, INC.
Engineering Communities for Life
9302 PITTSBURGH AVE., SUITE 230
RANCHO CUCAMONGA, CA. 91730
PHONE: 909.481.6322
FAX: 909.481.6320

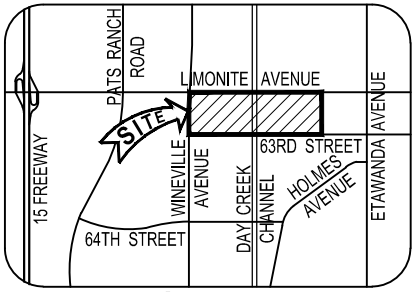
JOB NO.: 766-2932
AUGUST 25, 2022

SHEET NO. 1 OF 2 SHEETS

CHANGE OF ZONE EXHIBIT

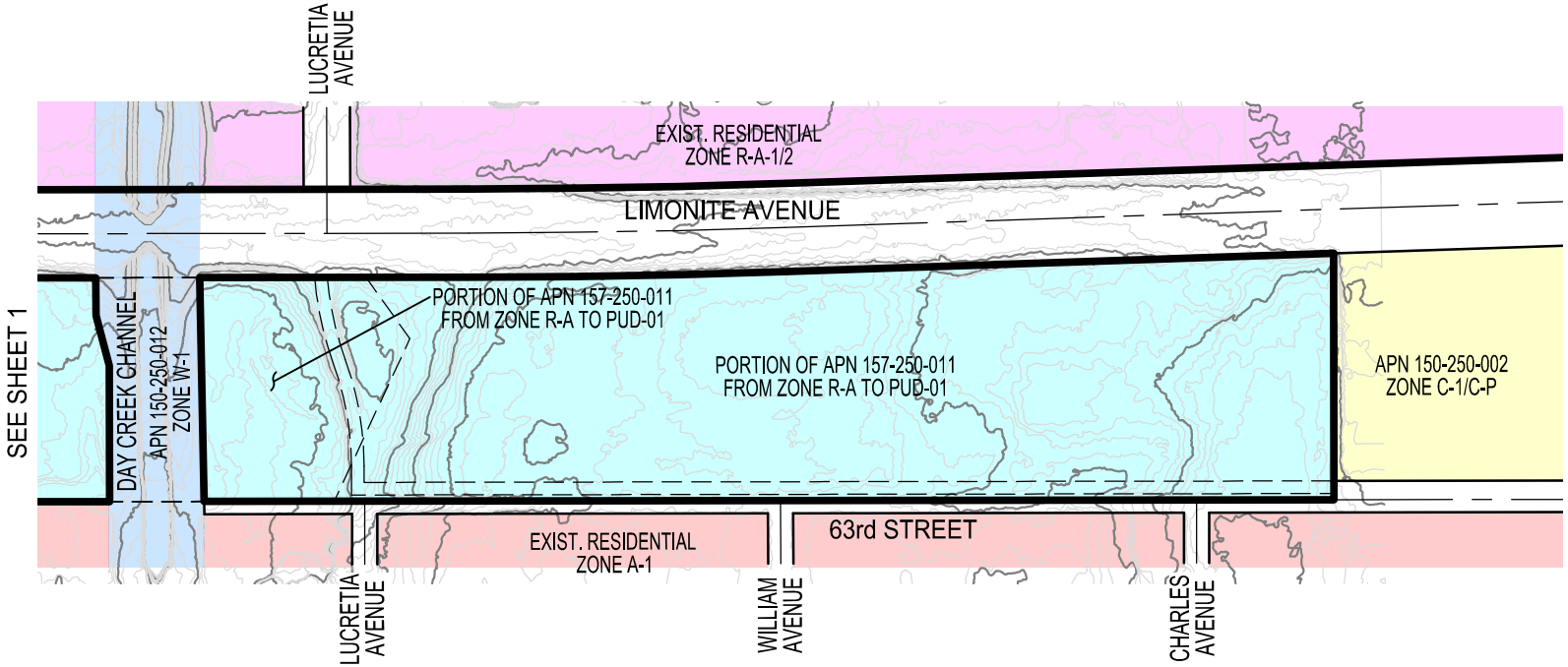
LIMONITE AND WINEVILLE

TENTATIVE TRACT MAP NO. 38541



VICINITY MAP

N.T.S



SCALE: 1" = 300'

LEGEND

- A-1
- C-1 / C-P
- PUD-01
- R-1
- R-A
- W-1

PREPARED BY:

MADOLE & ASSOCIATES, INC.

Engineering Communities for Life

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FAX: 909.481.6320

JOB NO.: 766-2932
AUGUST 25, 2022

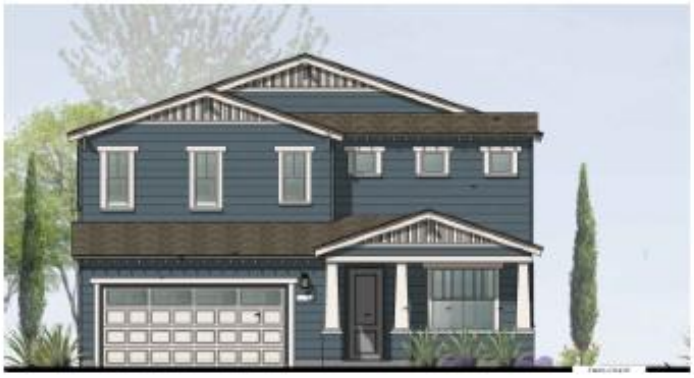
SHEET NO. 2 OF 2 SHEETS

ATTACHMENT NO. 4

Final EIR

Final Environmental Impact Report
SCH No. 2024090808







Wineville Development Project

Master Application MA 22248
City of Jurupa Valley, California

Lead Agency
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509

Final Environmental Impact Report
SCH No. 2024090808

WINEVILLE DEVELOPMENT PROJECT

Master Application MA 22248
City of Jurupa valley, California

Lead Agency
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509

Project Applicant
Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

Lead Agency Discretionary permits
General Plan Amendment No. 22006
Change of Zone No. 22006
Tentative Tract Map No. 38541
Site Development Permit No. 22072

September 2025

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1.0-INTRODUCTION

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15089, the City of Jurupa Valley, the Lead Agency, must prepare a Final Environmental Impact Report (EIR) before approving a project. The purpose of a Final EIR is to provide an opportunity for the lead agency to evaluate and respond to comments made by the public and agencies regarding the Draft EIR (Draft EIR) for the Wineville Development Project (Project) (SCH No. 2024090808)

According to CEQA Guidelines §15132, the FEIR shall consist of:

a. *The Draft EIR (DEIR) or a revision of the draft;*

b. *Comments and recommendations received on the DEIR either verbatim or in summary;*

c. *A list of persons, organizations, and public agencies commenting on the DEIR;*

d. *The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and*

e. *Any other information added by the Lead Agency.*

This Final EIR constitutes the second part of the EIR for the Project and is intended to be a companion to the Draft EIR. The Draft EIR for the Project, which circulated for public review and comment from June 30, 2025, to August 13, 2025, constitutes the first part of the EIR and is incorporated by reference and bound separately.

The City Council will consider certification of the EIR, adoption of a Mitigation Monitoring and Reporting Program, Findings and Facts, and a Statement of Overriding Considerations as part of the approval process for the Project.

This Final EIR document is organized as follows:

Section 1 provides a brief introduction to this document, a summary of the public review process, and a list of commenters.

Section 2 provides responses to the public comments received on the Draft EIR during the public review period. Responses are provided in the form of individual responses to comment letters received. Comment letters are followed immediately by the responses to each letter.

Section 3 provides additions, corrections, and changes to the Draft EIR as a result of comments or typographical errors.

Section 4 provides that additions, corrections, and changes to the Draft EIR do not constitute significant new information and recirculation of the EIR for further review pursuant to CEQA Guidelines Section 15088.5 is not required.

Section 5 provides the Mitigation Monitoring Reporting Program (MMRP) which includes the Plans, Policies, and Programs (PPPs) and Mitigation Measures (MMs) required to be implemented by the Project along with responsibilities for verification of implementation.

1.1 PUBLIC REVIEW PROCESS

In compliance with Section 15201 of the State CEQA Guidelines, the City of Jurupa Valley (City) has taken steps to provide opportunities for public participation in the environmental review process. A Notice of Preparation (NOP) was distributed on September 20, 2024 to responsible agencies, local government agencies, and interested parties for a 30-day public review period (from September 20, 2024 to October 19, 2024) in order to solicit comments and inform agencies and the public of the Project. The NOP was also distributed to the State of California Office of Planning and Research, State Clearinghouse (SCH) for distribution to State agencies. The NOP was posted on the City's website and at the Riverside County Clerk's office and published in The Press-Enterprise on September 20, 2024. The Project was described; potential environmental effects associated with Project implementation were identified; and agencies and the public were invited to review and comment on the NOP. An EIR Scoping Meeting was held on June 3, 2025, as a virtual public scoping meeting via Zoom video conference. A copy of the NOP and comments received are included in *Technical Appendix A* of the Draft EIR. The City received 3 comment letters from agencies and organizations in response to the NOP. Table 2.8-1 of the Draft EIR provides a brief summary of the NOP comments received that address environmental and related issues.

CEQA requires that a Draft EIR have a review period lasting at least 45 days for projects that have been submitted to the SCH for review (State CEQA Guidelines, Section 15105[a]). The Draft EIR was distributed to various public agencies, organizations, and individuals on June 30, 2025; the EIR was available for public review and comment for a period of 45 days. The review period ended on August 13, 2025. The City used several methods to elicit comments on the Draft EIR. A Notice of Availability (NOA) and the Draft EIR were distributed to the SCH for distribution to State agencies and were posted on the City's website. The NOA was also posted at the Riverside County Clerk's office on June 30, 2025. On June 30, 2025, the NOA was mailed to responsible agencies, local government agencies, interested parties that received the NOP, individuals who had previously requested the NOA or EIR, and to individuals who provided NOP comments. The NOA was also published in The Press-Enterprise on June 30, 2025; the NOA and Draft EIR were made available for review, on the City's web site at: https://www.jurupavalley.org/DocumentCenter/Index/68.

The Planning Commission, as a recommending body, will hold a public hearing to consider recommending approval of the Project, associated actions, and certification of the Final EIR to the City Council.

The City of Jurupa Valley City Council, as the final approval body, will hold a public hearing at which it will consider approving the proposed Project, associated actions, and certification of the Final EIR for the Project.

2.0-RESPONSE TO COMMENTS

2.1 CEQA REQUIREMENTS

CEQA Guidelines §15204(a) outlines parameters for submitting comments, and notes that the focus of review and comment of DEIRs should be:

> *…on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible. CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or suggested by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.*

CEQA Guidelines §15204(c) further advises that, "Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section §15064, an effect shall not be considered significant in the absence of substantial evidence." CEQA Guidelines §15204(d) also notes that "Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency's statutory responsibility." CEQA Guidelines §15204(e) states that "This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section."

Pursuant to CEQA Guidelines §15088(b), copies of the written responses shall be provided to commenting public agencies at least ten (10) days prior to certifying the FEIR. The responses shall be provided along with an electronic copy of this FEIR, as permitted by CEQA, and shall conform to the legal standards established for response to comments on DEIRs. The lead agency is obligated to respond to timely comments with "good faith, reasoned analysis." (CEQA Guidelines § 15088(c).) These responses "shall describe the disposition of significant environmental issues raised … [and] give[e] reasons why specific comments and suggestions were not accepted. (CEQA Guidelines § 15088(c).) To the extent that specific comments and suggestions are not made, a specific response cannot be provided and, indeed, are not required. (*Browning-Ferris Industries v. City Council* (1986) 181

Cal.App.3d 852, 862 [where a general comment is made, a general response is sufficient].)

2.2 COMMENTS RECEIVED ON DEIR

CEQA Guidelines §15088 requires the Lead Agency to evaluate comments on environmental issues received from public agencies and interested parties who reviewed the DEIR and to provide written responses to any substantive comments received.

Comment letters were received during the DEIR public review period which began on June 30, 2025, and closed on August 13, 2025. Three (3) comment letters were received by the City of Jurupa Valley regarding the DEIR for the proposed Project. A list of agencies, organizations, and persons that submitted comments regarding the DEIR is presented in Table 2-1, *Organizations, Persons, & Public Agencies that Commented on the DEIR*. A copy of each comment letter and a response to each environmental issue raised in those letters is provided on the following pages. No comments submitted to the City of Jurupa Valley on the DEIR have produced substantial new information that would require recirculation or additional environmental review under State CEQA Guidelines §15088.5.

Table 2-1 Organizations, Persons, & Public Agencies that Commented on the DEIR

Comment Letter	Commenting Organization, Person, or Public Agency	Date
A	State of California Department of Transportation, Division of Aeronautics	August 11, 2025
B	Southern California Gas Company (SoCalGas)	July 11, 2025
C	Lozeau Drury & Supporters Alliance for Environmental Responsibility ("SAFER")	August 13, 2025
D	Lozeau Drury & Supporters Alliance for Environmental Responsibility ("SAFER") **Withdrawal of Comments**	September 4, 2025

CALIFORNIA STATE TRANSPORTATION AGENCY GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 8
464 WEST 4TH STREET
SAN BERNARDINO CA, 92401
(909) 925-7520
www.dot.ca.gov

COMMENT LETTER A

August 11, 2025

Route & Postmile #: I-15/ PM 48.221
Cross Street: Wineville Ave. & Limonite St.
GTS ID: 37175
SCH #: 2024090808

City of Jurupa Valley
Planning Division
Attn: Reynaldo Aquino
8930 Limonite Ave,
Jurupa Valley, CA 92509

Subject: Caltrans LDR Branch Review of the MA22248 Wineville Development Project Draft EIR; APN: 157-250-011 & 157-250-013.

The California Department of Transportation (Caltrans) Local Development Review (LDR) Branch has completed its review of the MA22248 Wineville Development Project Draft Environmental Impact Report (DEIR). The project site is located in the City of Jurupa Valley, at the southeast corner of Wineville Avenue and Limonite Street, in close proximity to the I-15/Limonite Avenue interchange. A1

The project proposes to develop a mixed-use project consisting of both residential and commercial uses. The proposed Project includes a total of 232 residential units and 24,000 SF of commercial/retail space within the approximately 33-acre site.

Based on the information available, we are submitting the following comments and recommendations for your consideration:

Local Development Review

Vehicle Miles Traveled (VMT)

Although the project's VMT impacts are considered less than significant, we strongly recommend implementing VMT reduction strategies wherever feasible. Such measures can help advance long-term sustainability goals, enhance multimodal accessibility, and support environmentally responsible development. Below are a few recommendations that may be appropriate for this project: A2

1. Construct or improve Class II bike lanes along the project frontage and connect to existing bicycle networks.
2. Enhance pedestrian facilities with ADA-compliant curb ramps, high-visibility crosswalks, and shade trees.
3. Coordinate with the Riverside Transit Agency (RTA) to evaluate the feasibility of adding transit stops along the project frontage.

Traffic Operations
Traffic Impact Analysis

1. Page 28 – Opening Year (2024): The proposed project was originally anticipated to be developed with an opening year of 2024. This date has passed; please update the study to reflect the revised opening year in all scenarios.
2. Please include Ramp merge/diverge analysis at the northbound and southbound of I-15/Limonite Avenue in the analysis.
3. Please include queueing analysis in the report.

A3

Equitable Access
If any Caltrans facilities are impacted by the project, they must comply with American Disabilities Act (ADA) Standards upon project completion. Additionally, the project must ensure the maintenance of bicycle and pedestrian access throughout the construction phase. These access considerations align with Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

A4

Caltrans Encroachment Permit
Be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' R/W requires a Caltrans-issued encroachment permit.

For information regarding the Encroachment Permit application and submittal requirements, contact:

Caltrans Office of Encroachment Permits
464 West 4th Street, Basement, MS 619
San Bernardino, CA 92401-1400
(909) 383-4526
D8.E-permits@dot.ca.gov
https://dot.ca.gov/programs/traffic-operations/ep
Important Note: All new permit applications must now be submitted through our new CEPS Online Portal at: https://ceps.dot.ca.gov/

A5

Please be advised that LDR's point of contact role will conclude upon the completion of the development entitlement process. Once project is entitled, the Encroachment Permit Office will serve as the primary point of contact moving forward.

Thank you again for including Caltrans in the review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email LDR-D8@dot.ca.gov or call 909-925-7520.

A6

Sincerely,

Janki Patel

Janki Patel
Branch Chief - Local Development Review
Division of Transportation Planning
Caltrans District 8

"Improving lives and communities through transportation"

2

Responses to Comment Letter A

Comment A1:

Subject: Caltrans LDR Branch Review of the MA22248 Wineville Development Project Draft EIR;

APN: 157-250-011 & 157-250-013.

The California Department of Transportation (Caltrans) Local Development Review (LDR) Branch has completed its review of the MA22248 Wineville Development Project Draft Environmental Impact Report (DEIR). The project site is located in the City of Jurupa Valley, at the southeast corner of Wineville Avenue and Limonite Street, in close proximity to the I-15/Limonite Avenue interchange.

The project proposes to develop a mixed-use project consisting of both residential and commercial uses. The proposed Project includes a total of 232 residential units and 24,000 SF of commercial/retail space within the approximately 33-acre site.

Based on the information available, we are submitting the following comments and recommendations for your consideration:

Response A1:

The information in comment A1 is informational and introductory. The comment does not address the adequacy of the Project EIR, no response required.

Comment A2:

Local Development Review

Vehicle Miles Traveled (VMT)

Although the project's VMT impacts are considered less than significant, we strongly recommend implementing VMT reduction strategies wherever feasible. Such measures can help advance long-term sustainability goals, enhance multimodal accessibility, and support environmentally responsible development. Below are a few recommendations that may be appropriate for this project:

f. Construct or improve Class II bike lanes along the project frontage and connect to existing bicycle networks.

g. Enhance pedestrian facilities with ADA-compliant curb ramps, high-visibility crosswalks, and shade trees.

h. Coordinate with the Riverside Transit Agency (RTA) to evaluate the feasibility of adding transit stops along the project frontage.

Response A2:

The comment notes that the Project's VMT impacts will be less than significant and makes recommendations for inclusion in projects to reduce VMT and support long-term sustainability goals, enhance multimodal accessibility, and support environmentally responsible development. This is information and leads to the recommendations as noted:

1. Class II bike lanes: As presented in the EIR's Transportation Section 4.16 the Project includes multi-use trails for pedestrians, bicycles, and equestrian use along Limonite Avenue,

Wineville Avenue, 63rd Street, and internal trails and access. Specifically, the Project is required to implement PPPs 4.16-2 and 4.16-6 as well as PDF 4.16-1 (ii) Construct roadway (AC pavement, curb gutter, **Class II bike lane**), 21-foot-wide parkway to include sidewalk, multi-purpose trail, streetlights, and landscaping for frontage of this Project and joining to the curb and gutter.

2. Pedestrian facilities (ADA compliance): As presented in the EIR's Transportation Section 4.16 the Project includes that the Project is required to implement PPP 4.16-4 which states As required by General Plan Policy ME 3.21, developments must include safe pedestrian walkways that comply with the Americans with Disabilities Act (ADA) requirements.
3. Coordinate with Riverside Transit Authority (RTA) to evaluate feasibility of adding transit stops along the Project frontage. As presented in the EIR's Transportation Section 4.16 the Project includes PDF 4.16-4 Bus Turnouts which includes additional right-of way for bus turnouts for the southside of Limonite Avenue easterly of Wineville Avenue and the south side of Limonite Avenue easterly of Lucretia Avenue.

As the Project is providing for all the recommendations no further response is required.

Comment A3

Traffic Operations

Traffic Impact Analysis

1. Page 28 – Opening Year (2024): The proposed project was originally anticipated to be developed with an opening year of 2024. This date has passed; please update the study to reflect the revised opening year in all scenarios.
2. Please include Ramp merge/diverge analysis at the northbound and southbound of I-15/Limonite Avenue in the analysis.
3. Please include queueing analysis in the report

Response A3

1. Opening Year (2024) has passed, update studies to reflect the revised opening year.

   CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "*…the **physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published**, or if no Notice of Preparation is published, at the time the environmental analysis is commenced."* (CEQA Guidelines §15125(a)(1)). The Notice of Preparation was published on September 20, 2024, which established the environmental setting for the Project as 2024. The Project's analysis as presented in the EIR is for the Base year of 2018, the NOP Year of 2024, and Future year of 2045 as such the Project's traffic impacts have been properly assessed per CEQA requirements.

2. Ramp merge/diverge analysis: With the adoption of guidance under SB-743, no mention of merge-diverge analysis is made in the TAC and TAF documents. Based on the 2002 Caltrans Guidelines, a merge diverge analysis is typically required when a project adds more than 50 peak hour trips. The project adds at most 17 trips to the merge/diverge areas. Therefore, a merge-diverge analysis should not be required.

3. Queueing analysis. A Queueing analysis has been included in the responses to comments and has been inserted as Appendix N-1 to the Environmental Impact Report (EIR). Queues are not anticipated to back into the freeway mainline for any analysis scenario.

Comment A4

Equitable Access

If any Caltrans facilities are impacted by the project, they must comply with American Disabilities Act (ADA) Standards upon project completion. Additionally, the project must ensure the maintenance of bicycle and pedestrian access throughout the construction phase. These access considerations align with Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Response A4

The paragraph notes that any impacts by the Project on Caltrans facilities requires that the Project must comply with ADA Standards, ensure maintenance of bicycle and pedestrian access throughout construction to provide safe, sustainable, and equitable transportation network for all users.

The Project does not propose any impacts to Caltrans facilities and no bicycle or pedestrian access is currently available along the project frontage. As part of the Project infrastructure for bicycle and multi-use trails along the Project frontage will be constructed as previously noted in Response A2 (1) and (2). The comment does not address the adequacy of the Project EIR, no further response required.

Comment A5

Caltrans Encroachment Permit

Be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' R/W requires a Caltrans-issued encroachment permit.

For information regarding the Encroachment Permit application and submittal requirements, contact:

Caltrans Office of Encroachment
Permits 464 West 4th Street,
Basement, MS 619 San
Bernardino, CA 92401-1400

(909) 383-4526

D8.E-permits@dot.ca.gov
https://dot.ca.gov/programs/traffic-operations/ep

Important Note: All new permit applications must now be submitted through our new CEPS Online Portal at:
https://ceps.dot.ca.gov/

Please be advised that LDR's point of contact role will conclude upon the completion of the development entitlement process. Once project is entitled, the Encroachment Permit Office will serve as the primary point of contact moving forward.

Response A5

The paragraph notes the Caltrans process and contact information for encroachment permit requirements should they be required by the Project. The permit process is acknowledged, and no further response is required.

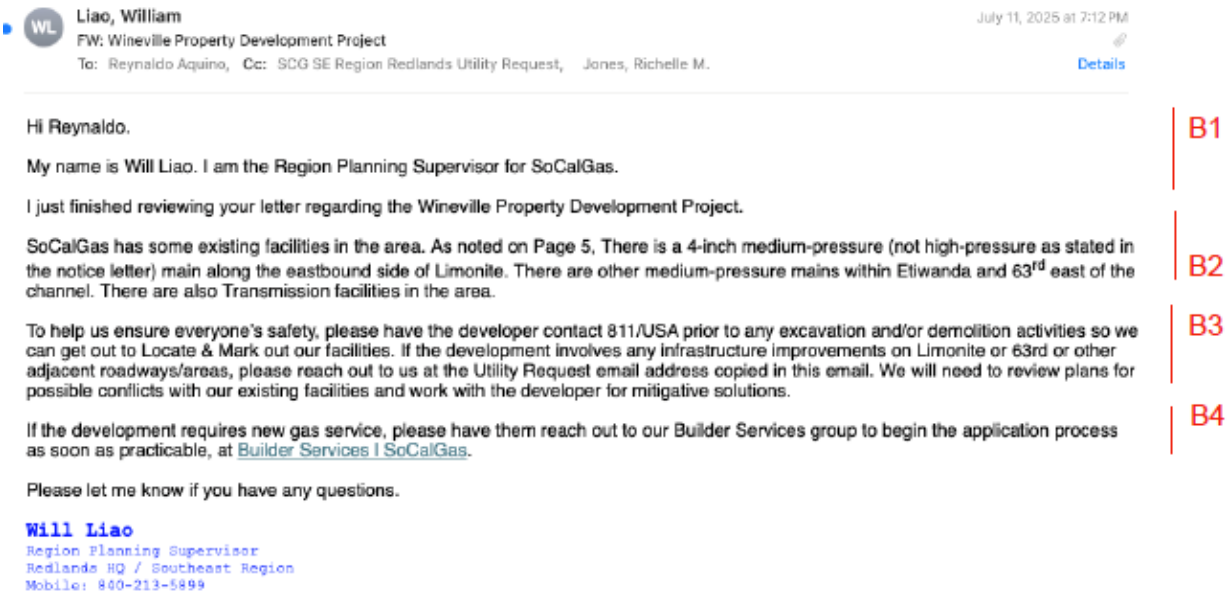
Comment A6

Thank you again for including Caltrans in the review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email LDR-D8@dot.ca.gov or call 909-925-7520.

Response A6

This is a concluding paragraph, noting the Caltrans contact information regarding questions concerning the comments. The contact information is acknowledged, and no further response is required.

LETTER B



Liao, William
FW: Wineville Property Development Project
To: Reynaldo Aquino, Cc: SCG SE Region Redlands Utility Request, Jones, Richelle M.
July 11, 2025 at 7:12 PM
Details

Hi Reynaldo.

My name is Will Liao. I am the Region Planning Supervisor for SoCalGas.

I just finished reviewing your letter regarding the Wineville Property Development Project.

SoCalGas has some existing facilities in the area. As noted on Page 5, There is a 4-inch medium-pressure (not high-pressure as stated in the notice letter) main along the eastbound side of Limonite. There are other medium-pressure mains within Etiwanda and 63rd east of the channel. There are also Transmission facilities in the area.

To help us ensure everyone's safety, please have the developer contact 811/USA prior to any excavation and/or demolition activities so we can get out to Locate & Mark out our facilities. If the development involves any infrastructure improvements on Limonite or 63rd or other adjacent roadways/areas, please reach out to us at the Utility Request email address copied in this email. We will need to review plans for possible conflicts with our existing facilities and work with the developer for mitigative solutions.

If the development requires new gas service, please have them reach out to our Builder Services group to begin the application process as soon as practicable, at Builder Services | SoCalGas.

Please let me know if you have any questions.

Will Liao
Region Planning Supervisor
Redlands HQ / Southeast Region
Mobile: 800-213-5899

B1

B2

B3

B4

Responses to Comment Letter B

Comment B1:

My name is Will Liao. I am the Region Planning Supervisor for SoCalGas.

I just finished reviewing your letter regarding the Wineville Property Development Project.

Response B1:

Comment B1 is informational and introductory. The comment does not address the adequacy of the Project EIR, no response required.

Comment B2:

The comment notes that SoCalGas has some existing facilities in the area of the Project including 4-inch medium pressure mains along the eastbound side of Limonite Avenue, within Etiwanda and 63rd Street east of the channel, and transmission facilities.

Response B2:

Comment B2 is informational and acknowledged. The comment does not address the adequacy of the Project EIR, no response required.

Comment B3

The comment notes that for safety the developer is required to contact 811/USA prior to excavation and/or demolition activities in the vicinity of gas mains or transmission facilities. Additionally, if the developer requires infrastructure improvements on adjacent roadways, they are required to reach out via the Utility Request email, and a review of plans will be necessary.

Response B3

This comment is acknowledged, and the Project Applicant will coordinate with SoCal Gas to avoid potential impacts. The City has added conditions of approval (Condition of Approval - Utilities 3.29) to ensure that the Project does not conflict with SoCal Gas facilities. This comment does not raise any issues concerning the environmental analysis provided in the Draft EIR and thus no further response is required.

Comment B4

The comment notes that if the development requires new gas service, they should reach out to the SoCalGas Builder Services group to initiate the application process as soon as practical.

Response B4

The application process for new gas service is acknowledged, and no further response is required.

LOZEAU DRURY LLP
T 510.836.4200
F 510.836.4205
1939 Harrison Street, Ste. 150
Oakland, CA 94612
www.lozeaudrury.com
kylah@lozeaudrury.com

COMMENT LETTER C

Via Email

August 13, 2025

Reynaldo Aquino, Senior Planner
Development Services
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
raquino@jurupavalley.org

Re: Comment on Draft Environmental Impact Report, MA22248 Wineville Development Project (SCH 2024090808)

Dear Mr. Aquino:

This comment is submitted on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the Draft Environmental Impact Report ("DEIR") prepared for the MA22248 Wineville Development Project (SCH 2024090808) which proposes the construction of 232 residential units and 24,000 SF of commercial/retail space within the approximately 33-acre site located at located at cross streets of Wineville Avenue and Limonite Street in the City of Jurupa Valley ("Project"). C1

In support of its comments, SAFER has retained expert wildlife biologist Dr. Shawn Smallwood, Ph.D., and air quality experts Patrick Sutton, P.E. and Yilin Tian Ph.D., of Baseline Environmental Consulting. Dr. Smallwood's and Mr. Sutton's and Ms. Tian's comments and CVs are attached at Exhibit A and B, respectively.

LEGAL STANDARD

I. CEQA and Environmental Impact Report

CEQA has two primary purposes. First, CEQA is designed to inform decision makers and the public about the potential, significant environmental effects of a project. (14 CCR § 15002(a)(1).) "Its purpose is to inform the public and its responsible officials of the environmental consequences of their decisions before they are made. Thus, the EIR 'protects not only the environment but also informed self-government.'" (*Citizens of Goleta Valley v. Board of* C2

Supervisors (1990) 52 Cal.3d 553, 564.) Second, CEQA requires public agencies to avoid or reduce environmental damage when "feasible" by requiring "environmentally superior" alternatives and all feasible mitigation measures. (14 CCR § 15002(a)(2) and (3); see also *Berkeley Jets Over the Bay Com. v. Board of Port Cmrs.* (2001) 91 Cal.App.4th 1349,1354; *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 564.)

CEQA requires that an agency analyze the potential environmental impacts of its proposed actions in an Environmental Impact Report (EIR) except in certain limited circumstances. (See, e.g., Pub. Resources Code, § 21100.) The EIR is the very heart of CEQA. (*Dunn-Edwards v. BAAQMD* (1992) 9 Cal.App.4th 644, 652. The EIR is an "environmental 'alarm bell' whose purpose is to alert the public and its responsible officials to environmental changes before they have reached the ecological points of no return." (*Bakersfield Citizens for Local Control v. City of Bakersfield* (2004), 124 Cal.App.4th 1184, 1220.) The EIR also functions as a "document of accountability," intended to "demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action." (*Laurel Heights Improvements Assn. v. Regents of Univ. of Cal.* (1988) 47 Cal.3d 376, 392.)

C2 Cont

The EIR serves to provide agencies and the public with information about the environmental impacts of a proposed project and to "identify ways that environmental damage can be avoided or significantly reduced." (14 CCR § 15002(a)(2).) Critical to this purpose, the EIR must contain an "accurate and stable project description." (*County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185 at 192-93 ("An accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR.") The project description must contain (a) the precise location and boundaries of the proposed project, (b) a statement of the project objectives, and (c) a general description of the project's technical, economic, and environmental characteristics. (14 CCR § 15124.)

II. Standard of Review

The California Supreme Court has emphasized that:

> When reviewing whether a discussion is sufficient to satisfy CEQA, a court must be satisfied that the EIR (1) includes sufficient detail to enable those who did not participate in its preparation to understand and to consider meaningfully the issues the proposed project raises [citation omitted]....

C3

(*Sierra Club v. Cty. of Fresno* (2018) 6 Cal.5th 502, 510 (2018) [citing *Laurel Heights Improvement Assn.*, 47 Cal.3d at 405].) The Court in *Sierra Club v. Cty. of Fresno* also emphasized that another primary consideration of sufficiency is whether the EIR "makes a reasonable effort to substantively connect a project's air quality impacts to likely health consequences." (*Id.* at 510.) "Whether or not the alleged inadequacy is the complete omission of a required discussion or a patently inadequate one-paragraph discussion devoid of analysis, the

reviewing court must decide whether the EIR serves its purpose as an informational document." (*Id.* at 516.)

Although an agency has discretion to decide the manner of discussing potentially significant effects in an EIR, "a reviewing court must determine whether the discussion of a potentially significant effect is sufficient or insufficient, i.e., whether the EIR comports with its intended function of including 'detail sufficient to enable those who did not participate in its preparation to understand and to consider meaningfully the issues raised by the proposed project.'" (*Sierra Club,* 6 Cal.5th at 516, [citing *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1184, 1197].) "The determination whether a discussion is sufficient is not solely a matter of discerning whether there is substantial evidence to support the agency's factual conclusions." (*Id.* at 516.) As the Court emphasized:

> [W]hether a description of an environmental impact is insufficient because it lacks analysis or omits the magnitude of the impact is not a substantial evidence question. A conclusory discussion of an environmental impact that an EIR deems significant can be determined by a court to be inadequate as an informational document without reference to substantial evidence.

(*Id.* at 514.) "[I]n preparing an EIR, the agency must consider and resolve every fair argument that can be made about the possible significant environmental effects of a project." (*Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App. 4th 1099, 1109.)

C3 Cont

III. Mitigation Measures

In general, mitigation measures must be designed to minimize, reduce or avoid an identified environmental impact or to rectify or compensate for that impact. (14 CCR § 15370.) Where several mitigation measures are available to mitigate an impact, each should be discussed and the basis for selecting a particular measure should be identified. (14 CCR § 15126.4(a)(1)(B).) A lead agency may not make the required CEQA findings unless the administrative record clearly shows that all uncertainties regarding the mitigation of significant environmental impacts have been resolved.

C4

If the project will have a significant effect on the environment, the agency may approve the project only if it finds that it has "eliminated or substantially lessened all significant effects on the environment where feasible" and that any unavoidable significant effects on the environment are "acceptable due to overriding concerns." (Pub. Res. Code, § 21081; 14 CCR § 15092(b)(2)(A) and (B).)

DISCUSSION

IV. The Project's Analysis of Impacts to Biological Resources is Not Supported By Substantial Evidence.

C5

Dr. Smallwood reviewed and analyzed the Project's analysis of impacts to biological resources prepared by ECORP and found that ECORP failed to accurately characterize the Project's environmental setting, failed to adequately analyze significant impacts to wildlife, and failed to provide adequate mitigation measures. As a result, the Project's analysis of impacts to biological resources is not supported by substantial evidence.

A. The Project's environmental setting was not accurately characterized.

C6

Dr. Smallwood's associate, Noriko Smallwood conducted a 3.7-hour site visit on August 1, 2025, and detected 25 species of vertebrate wildlife. (Ex. A, p. 10.) ECORP detected four species of vertebrate wildlife that Ms. Smallwood did not detect, resulting in a combined 29 species detected in total. During her survey, Ms. Smallwood observed two special-status species, the monarch butterfly and Allen's hummingbird. (*Id.*) The monarch butterfly is a candidate for listing under the federal Endangered Species Act and Allen's hummingbird is listed by the U.S. Fish and Wildlife Service as a Bird of Conservation Concern, meaning that this species has been identified as a priority for conservation action. Based on Ms. Smallwood's survey results, Dr. Smallwood determined that the Project Site supports at least twelve special-status species. (*Id.* at p. 12.)

C7

Dr. Smallwood found that the Project site is "far richer in special-status species" than is characterized by ECORP. (*Id.* at 17.) Dr. Smallwood notes that ECORP "screened out many special-status species from further consideration" due to its reliance on the California Natural Diversity Data Base ("CNDDB") for documented occurrences of special-status species near the Project site. (*Id.* at 16.) Dr. Smallwood explains that the problem with CNDDB is that:

> CNDDB relies entirely on volunteer reporting from biologists who were allowed to access whatever properties they report from. Many properties have never been surveyed by biologists. Many properties have been surveyed multiple times, but not all survey outcomes reported to the CNDDB. Furthermore, the CNDDB is interested only in the findings of special-status species, which means that species more recently assigned special status will have been reported many fewer times to CNDDB than were species assigned special status since the inception of the CNDDB. (*Id.*)

Beyond ECORP's misuse of the CNDDB to determine the occurrence likelihood of special-status species on the Project Site, Dr. Smallwood also found that ECORP's burrowing

owl surveys, which were conducted in 2022, were not only insufficient but are now outdated. (*Id.* at p. 15.) The burrowing owl is a candidate for listing under the California Endangered Species Act and covered under the Western Riverside County Multi-Species Habitat Conservation Plan ("MSCHP"). Dr. Smallwood explains that the burrowing owl surveys that ECORP conducted all occurred "at the tail end of the defined breeding season when the likelihood of encountering breeding burrowing owls was least." (*Id.*) Furthermore, "the [P]roject [S]ite supports ground squirrels, which are important to owl breeding success." (*Id.*) Given that the burrowing owl is a candidate for listing, the MSHCP has not achieved its burrowing conservation objectives, and ECORP determined that the species has a high potential to occur on the Project Site, it is imperative that ECORP conduct adequate surveys to ensure the species' protection. (*Id.* at p. 35.)

C7 Cont

Due to ECORP's failure to accurately characterize the environmental setting, including the occurrence likelihoods of special-status species, the Project's description of the environmental setting does not constitute substantial evidence of the Project's impacts to biological resources.

B. Significant impacts to wildlife

C8

After reviewing the DEIR, Dr. Smallwood found and analyzed "several types of impacts likely to result from the [P]roject, none of which is adequately analyzed in the DEIR." (*Id.* at p. 26.)

i. Habitat loss

Dr. Smallwood notes that "[h]abitat loss results in reduced productive capacity of affected wildlife species, but the DEIR does not attempt to estimate the numerical or productive capacities of the site for nesting birds." (*Id.* at p. 26.) Dr. Smallwood calculated that the Project would cause the loss of 126 nest sites and 175 nest attempts per year. (*Id.* at p. 27.) However, ECORP failed to analyze this significant impact. (*Id.*) Accordingly, this impact must be considered and analyzed in the Project's final environmental impact report.

C9

ii. Interference with wildlife movement

Dr. Smallwood found that ECORP did not adequately assess how the Project would interfere with wildlife movement because ECORP only considered whether the Project Site functions as a wildlife movement corridor. (*Id.* at p. 27.) However, "[w]hether the site functions as a wildlife movement corridor or is located within a corridor is not the only consideration when it comes to the standard CEQA Checklist question of whether the project would interfere with wildlife movement in the region." (Id.) As Dr. Smallwood notes, "[m]ost of the wildlife detected on the [P]roject [S]ite by ECORP and [Ms. Smallwood] could not have been there to be detected had they not moved to the site from somewhere else." (*Id.*) "Also important to wildlife movement in the region, however, are stopover sites consisting of the last patches of open space that remain after substantial habitat fragmentation." (*Id.*) The Project Site represents one of these

C10

last remaining stopover sites in the region. For example, the monarch butterfly observed by Ms. Smallwood on the Project Site "is one of those species that benefits from stopover sites as it migrates to and from winter roost sites." (*Id.* at p. 28.)

C10 Cont

As a result, ECORP's findings on wildlife movement are incomplete and therefore cannot be relied on as substantial evidence to determine the significance of the Project's impacts to biological resources. (*Id.*)

i. Bird-window collisions

Dr. Smallwood predicts that the Project will result in 388 annual bird deaths due to window collisions. (*Id.* at p. 31.) Dr. Smallwood also notes that "[t]he vast majority of these predicted deaths would be birds protected under the Migratory Bird Treaty Act and under the California Migratory Bird Protection Act, thus causing significant unmitigated impacts." (*Id.*) Therefore, the Project's final environmental impact report must analyze and mitigate this impact.

C11 Cont

ii. Wildlife depredation by house cats

Dr. Smallwood explains that "[c]onsidering national trends, it is safe to assume that house cats would be introduced to the project area by residents of the proposed residential units." (*Id.* at p. 31.) This is important "because house casts serve as one of the largest sources of avian mortality in North America," and yet the DEIR does not consider this impact. (*Id.*) Based on the number of proposed units, the Project would likely result in 870 new residents, which when applied to the average rate of cat ownership results in 383 new cats introduced to the project area. (*Id.*) Dr. Smallwood concludes that this impact would result in significant mortality of vertebrate wildlife occurring on the Project Site. (*Id.*) Thus, the final environmental impact report must analyze and mitigate this impact.

C12

iii. Wildlife-vehicle collisions

Based on the Project's annual VMT, Dr. Smallwood was able to predict that the Project would result in 5,034 vertebrate wildlife fatalities per year. (*Id.* at p. 34.) Yet, the DEIR failed to analyze this significant impact (*Id.*) Given that mitigation measures are available and feasible for this impact, such measures must be considered in the final environmental impact report for the Project in order to mitigate project-generated traffic impacts to wildlife. (*Id.*)

C13

C. The Project's proposed mitigation measures are inadequate.

i. Reliance on MSHCP for burrowing owl mitigation is insufficient

C14

Given that the burrowing owl is now a candidate for listing, Dr. Smallwood notes that "[r]elying on the MSHCP to mitigate project impacts on burrowing owls would be a mistake." (*Id.* at p. 35.) This is mainly because the MSHCP has not met its burrowing owl conservation goals and its performance is declining. (Id.) Thus, consultation with the California Department of Fish and Wildlife ("CDFW") should be done prior to proceeding with the Project. (*Id.*) C14 Cont

ii. Preconstruction surveys for Crotch's bumblebee is not sufficient mitigation.

The DEIR proposes preconstruction surveys as a mitigation measure Crotch's bumble bee, for which the Project Site provides marginally suitable habitat. However, as Dr. Smallwood explains, "[a]n important difference between what the DEIR requires and what CDFW recommends is the timing of the surveys." (*Id.* at p. 36.) CDFW "recommends completing the surveys prior to the public circulation of the environmental review document, which in this case would be the DEIR." (*Id.*) However, the "DEIR treats the surveys as a preconstruction survey, which CDFW recommended surveys are not intended to be." (*Id.*) Indeed, the surveys that CDFW recommends are intended to "provide the most valuable information for determining potential impacts of proposed projects and activities . . . an subsequently developing measures to avoid or minimize the take of these species." (*Id.*) Thus, it is important that surveys be conducted well before construction so that adequate mitigation measures can be developed. C15

V. The Project's Air Quality and Greenhouse Gas Analysis is Not Supported By Substantial Evidence.

Mr. Sutton and Ms. Tian reviewed and analyzed the DEIR's air quality and greenhouse gas analysis and found that it was inadequate because the DEIR failed to evaluate the Project's health risks due to construction emissions and is not consistent with the California Air Resources Board 2022 Scoping Plan for Achieving Carbon Neutrality ("2022 Scoping Plan"). C16

A. The DEIR failed to analyze diesel particulate matter emissions during construction.

Mr. Sutton and Ms. Yilin found that DEIR failed to evaluate the health risks associated with the Project's emissions of diesel particulate matter ("DPM"). (Ex. B, p. 3.) DPM is "a toxic air contaminant ("TAC") based on its potential to cause cancer and other adverse health effects," and is "typically composed of carbon particles and a variety of organic compounds including more than 40 known cancer-causing organic substances." (*Id.* at p. 1.) There are nearby sensitive receptors as close as 25 feet from the Project Site, yet the DEIR did not provide a health risk assessment (HRA) to evaluate the cancer risk the Project's DPM emissions would pose to these nearby receptors during construction. (*Id.*) As Mr. Sutton and Ms. Yilin note, "the Office of Environmental Health Hazard Assessment ("OEHHA"), cancer risk should not be estimated for projects lasting less than two months due to the uncertainty in assessing very short-term C17

exposures." (*Id.* at p. 2.) However, the construction period for the Project here is expected to last 46 months, which certainly warrants a health risk assessment. (*Id.*) C17 Cont

While a Localized Significance Threshold (LST) analysis was prepared to evaluate project emissions, Mr. Sutton and Ms. Tian note that such an analysis only covers criteria pollutants. (*Id.* at p. 3.) Since DPM is not a criteria pollutant but rather a TAC, the LST analysis prepared for the Project does not cover nor does it analyze the Project's DPM emissions. As a result, the DEIR's conclusion that the Project will have a less than significant impact on air quality is not supported by substantial evidence. A health risk assessment must be prepared for the Project and shared with the final environmental impact report. C18

B. The Project is not consistent with the 2022 Scoping Plan.

Mr. Sutton and Ms. Tian found that the Project is not consistent with the VMT reduction and building decarbonization guidance established in the California Air Resources Board 2022 Scoping Plan. (*Id.* at p. 5.) The purpose of the 2022 Scoping Plan is to provide "guidance for residential projects to align with the State's long-term climate goals." (*Id.* at p. 3.) C19

A part of the 2022 Scoping Plan VMT reduction guidance is to have at least 20 percent of units be affordable to lower-income residents. (*Id.* at p. 5.) However, the Project has not committed to providing at least 20 percent affordable housing. Thus, the Project is not consistent with the VMT reduction goals in the 2022 Scoping Plan.

The 2022 Scoping Plan building decarbonization guidance recommends the use of all-electric appliances without any natural gas connections. (Id.) The Project is not consistent with this guidance as the DEIR indicates that the Project would connect to and use natural gas. C20

The Project's inconsistencies with the 2022 Scoping Plan will result in a significant impact because the Project will not be serving the State's carbon neutrality goal. Thus, the DEIR's conclusion that the Project will have a less than significant greenhouse gas impact is not supported by substantial evidence.

CONCLUSION

For the forgoing reasons, SAFER respectfully requests that Project's environmental impact report be revised to adequately analyze and mitigate significant impacts and to ensure compliance with CEQA. SAFER reserves its right to supplement these comments during review of the EIR for the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist.* (1997) 60 Cal.App.4th 1109, 1120 ("any party may bring an action pursuant to section 21167 if it has raised an objection to the adequacy of an EIR prior to certification"). C21

Sincerely,

C21
Cont

Kylah Staley
Lozeau | Drury LLP

EXHIBIT A

Shawn Smallwood, PhD
3108 Finch Street
Davis, CA 95616

Reynaldo Aquino, Senior Planner
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509

6 August 2025

RE: Wineville Development Project

Dear Mr. Aquino,

I write to comment on the analysis of potential impacts to biological resources that is reported in the Draft Environmental Impact Report (DEIR) prepared for the proposed Wineville Development Project. I understand the project would add 232 residential units and 24,000 square-feet of commercial/retail space on 34 acres at the southeast corner of Wineville Ave and Limonite Ave in Jurupa Valley, California. My comments that follow address my concerns that the DEIR mischaracterizes the existing environmental setting, and that its impacts analysis is flawed and its mitigation measures are inadequate.

CA 1

My qualifications for preparing expert comments are the following. I hold a Ph.D. degree in Ecology from University of California at Davis, where I also worked as a post-graduate researcher in the Department of Agronomy and Range Sciences. My research has been on animal density and distribution, habitat selection, wildlife interactions with the anthrosphere, and conservation of rare and endangered species. I authored many papers on these and other topics. I served as Chair of the Conservation Affairs Committee for The Wildlife Society – Western Section. I am a member of The Wildlife Society and Raptor Research Foundation, and I've lectured part-time at California State University, Sacramento. I was Associate Editor of wildlife biology's premier scientific journal, The Journal of Wildlife Management, as well as of Biological Conservation, and I was on the Editorial Board of Environmental Management. I have performed wildlife surveys in California for thirty-seven years. My CV is attached.

CA 2

THE WILDLIFE COMMUNITY AS BIOLOGICAL RESOURCE

Most environmental reviews pursuant to the California Environmental Quality Act (CEQA) focus on special-status species because CEQA's Checklist Evaluation of Environmental Impacts specifies that such evaluation includes potential impacts to special-status species. However, an important policy of CEQA is "to prevent the elimination of fish or wildlife species due to man's activities, insure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history." Pub. Res. Code § 21001(c). This policy is not restricted to special-status species, but applies to wildlife populations and plant and animal communities. In fact, the CEQA Guidelines Section 21155.1 defines wildlife

CA 3

habitat as "the ecological communities upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection." This definition is consistent with the scientific definition of habitat, which is that portion of the environment that is used by members of a species for survival and reproduction (Hall et al. 1997). The CEQA Checklist Evaluation assigns priority to special-status species to balance information and cost, but it does not exclude the need to evaluate environmental impacts to other species, which, after all, are members of the very communities within which special-status species inter-depend for survival and reproduction.

CA 3 Cont

All wildlife species should be of concern in a CEQA review, but the CEQA prioritizes special-status species. The species I consider to be special-status species are those listed in California's Special Animals List inclusive of threatened and endangered species under the California and federal Endangered Species Acts, candidates for listing under CESA and FESA, California's Fully Protected Species, California species of special concern, and California's Taxa to Watch List (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406), continental and region-specific US Fish and Wildlife Service Birds of Conservation Concern (https://www.fws.gov/sites/default/files/documents/birds-of-conservation-concern-2021.pdf), and naturally rare species such as raptors protected by California's Birds of Prey laws, Fish and Game Code Sections 3503, 3503.5, 3505 and 3513 (see https://wildlife.ca.gov/Conservation/Birds/Raptors).

SITE VISIT

On my behalf, Noriko Smallwood, a wildlife biologist with a Master of Science Degree from California State University Los Angeles, visited the site of the proposed project for 3.7 hours starting at 06:01 hours on 1 August 2025. Noriko walked the site's perimeter where accessible, stopping to scan for wildlife with use of binoculars. Noriko recorded all species of vertebrate wildlife she detected, including those whose members flew over the site or were seen nearby, off the site. Animals of uncertain species identity were either omitted or, if possible, recorded to the Genus or higher taxonomic level.

CA 4

Conditions were cloudy to sunny with 2 MPH west wind and temperatures of 62-72° F. The site is primarily annual grassland and is surrounded by houses and mature trees (Photos 1 and 2).

Noriko saw red-tailed hawk (Photo 3), Allen's hummingbird and Anna's hummingbird (Photos 4 and 5), barn swallow (Photos 6 and 7), lesser goldfinch (Photo 8), American crow and common raven (Photos 9 and 10), Say's phoebe and black phoebe (Photos 11 and 12), Canada goose and mallard (Photos 13 and 14), American robin and northern mockingbird (Photos 15 and 16), California ground squirrel (Photo 17), Great Basin fence lizard and western honeybee (Photos 18 and 19), among the other species listed in Table 1. Noriko detected 25 species of vertebrate wildlife at or adjacent to the project site, including three species with special status as well as Monarch, which is a candidate for listing under the federal Endangered Species Act (Table 1).

Noriko Smallwood certifies that the foregoing and following survey results are true and accurately reported.

Noriko Smallwood



Photos 1 and 2. *Views of the project site, 1 August 2025. Photos by Noriko Smallwood.*



Photo 3. *Red-tailed hawk on the project site, 1 August 2025. Photo by Noriko Smallwood.*



Photos 4 and 5. *Allen's hummingbird (left), and Anna's hummingbird (right) on the project site, 1 August 2025. Photos by Noriko Smallwood.*



Photos 6 and 7. *Barn swallows on the project site, 1 August 2025. Photos by Noriko Smallwood.*



Photo 8. *Juvenile lesser goldfinch on the project site, 1 August 2025. Photo by Noriko Smallwood.*

5



Photos 9 and 10. *American crow (left), and common raven (right) on the project site, 1 August 2025. Photos by Noriko Smallwood.*



Photos 11 and 12. *Say's phoebe (left), and black phoebe with an insect (right) on the project site, 1 August 2025. Photos by Noriko Smallwood.*



Photos 13 and 14. *Canada goose (top) and mallard (bottom) on the project site, 1 August 2025. Photos by Noriko Smallwood.*



Photos 15 and 16. *American robin (left), and northern mockingbird (right) on the project site, 1 August 2025. Photos by Noriko Smallwood.*

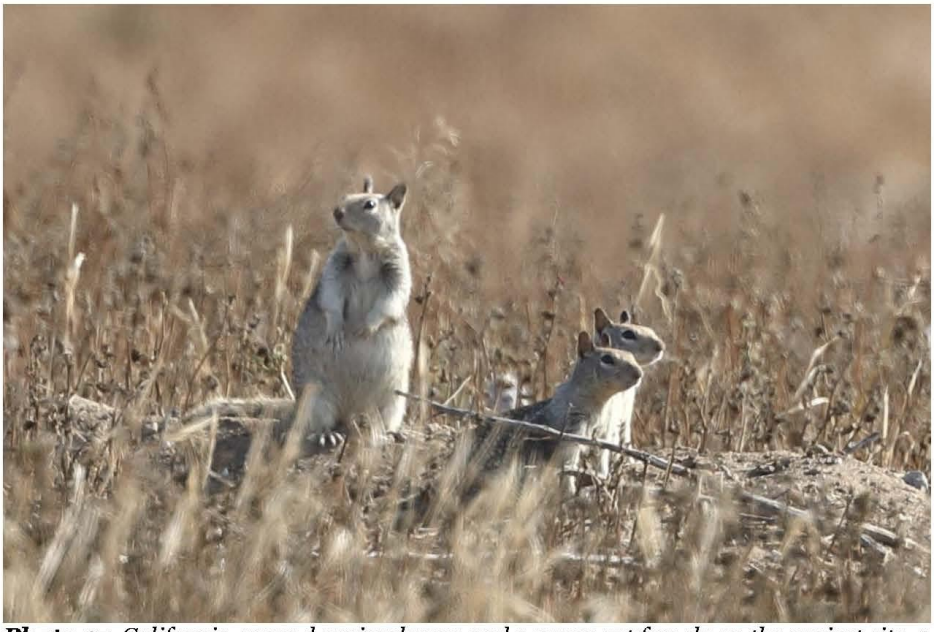


Photo 17. *California ground squirrel pups and a pregnant female on the project site, 1 August 2025. Photo by Noriko Smallwood.*



Photos 18 and 19. *Great Basin fence lizard (top) and western honeybee on common sunflower (Helianthus annuus) (bottom) on the project site, 1 August 2025. Photos by Noriko Smallwood.*

9

Table 1. *Species of wildlife Noriko observed during 3.7 hours of survey starting at 06:01 hours on 1 August 2025.*

Common name	*Species name*	Status[1]	Notes
Harvester ant	*Pogonomyrmex*		
Monarch	*Danaus plexippus*	FC	One observed on site
Great Basin fence lizard	*Sceloporus occidentalis longipes*		
Canada goose	*Branta canadensis*		Flew over
Mallard	*Anas platyrhynchos*		Flew over
Rock pigeon	*Columba livia*	Non-native	
Eurasian collared-dove	*Streptopelia decaocto*	Non-native	
Mourning dove	*Zenaida macroura*		
Anna's hummingbird	*Calypte anna*		Foraged
Allen's hummingbird	*Selasphorus sasin*	BCC	Foraged
Red-tailed hawk	*Buteo jamaicensis*	BOP	
Cassin's kingbird	*Tyrannus vociferans*		
Black phoebe	*Sayornis nigricans*		Foraged
Say's phoebe	*Sayornis saya*		Foraged
American crow	*Corvus brachyrhynchos*		Many
Common raven	*Corvus corax*		
Barn swallow	*Hirundo rustica*		Foraged over site entire survey
Swinhoe's white-eye	*Zosterops simplex*	Non-native	Just off site
Northern mockingbird	*Mimus polyglottos*		
European starling	*Sturnus vulgaris*	Non-native	
American robin	*Turdus migratorius*		Flew over
House sparrow	*Passer domesticus*	Non-native	
House finch	*Haemorphous mexicanus*		Foraged
Lesser goldfinch	*Spinus psaltria*		Juveniles, foraged
Hooded oriole	*Icterus cucullatus*		Flew over
Desert cottontail	*Sylvilagus audubonii*		One observed on site
California ground squirrel	*Otospermophilus beecheyi*		Many, pups and pregnant females on site

[1] Listed on CDFW's Special Animals List (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406) as FC = federal candidate for listing; listed by U.S. Fish and Wildlife Service as BCC = Bird of Conservation Concern (https://www.fws.gov/sites/default/files/documents/birds-of-conservation-concern-2021.pdf); and BOP = protected by Birds of Prey (California Fish and Game Code 3503.5)

Noriko detected 25 species of vertebrate willdife, which was a relatively large number for the brevity of her survey effort. However, the species of wildlife Noriko detected at the project site were not the only species that were present during her surveys, as there are always species that are not detected. To demonstrate this, I fit a nonlinear regression model to Noriko's cumulative number of vertebrate species detected with time into her

CA 4 Cont

survey to predict the number of species that she would have detected with a longer survey or perhaps with additional biologists available to assist her. The model is a logistic growth model which reaches an asymptote that corresponds with the theoretical maximum number of vertebrate wildlife species that could have been detected during the survey. The model fit to Noriko's survey data, for example, predicts 28 species of vertebrate wildlife were available to be detected, or three more species than she detected that morning (Figure 1).

CA 4 Cont

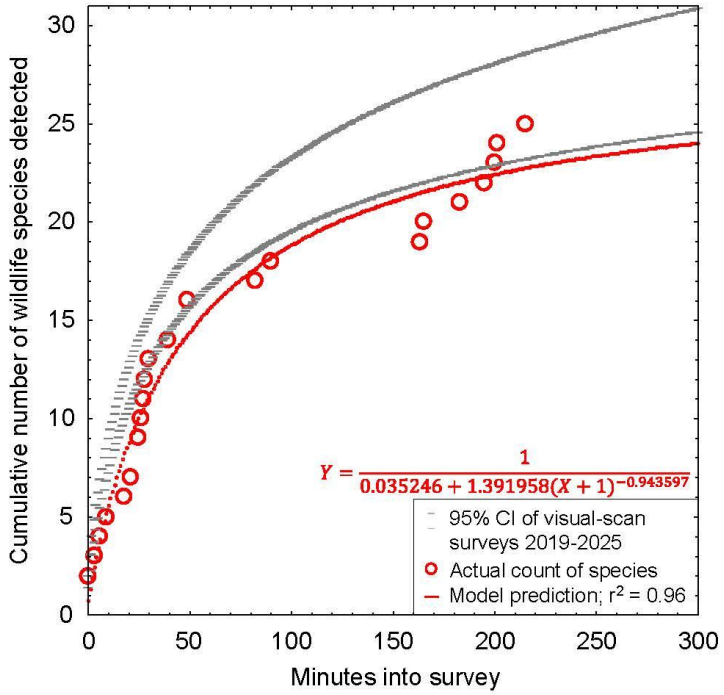


Figure 1. *Actual and predicted relationships between the numbers of vertebrate wildlife species detected and the elapsed survey time based on Noriko's visual-scan survey on 1 August 2025.*

Unknown are the identities of the species Noriko missed, but the species that Noriko did and did not detect on 1 August 2025 composed only a fraction of the species that would occur at the project site over the period of a year or longer. This is because many species are seasonal in their occurrence, some require more survey effort because they are highly cryptic, and the members of other species would visit the site only periodically while patrolling large home ranges. A survey on only one or two days cannot possibly detect all of the species of the local wildlife community.

CA 5

At least a year's worth of surveys would be needed to more accurately report the number of vertebrate species that occur at the project site, but I only have Noriko's two surveys. However, by use of an analytical bridge, a modeling effort applied to a large, robust data set from a research site can predict the number of vertebrate wildlife species that likely make use of the site over the longer term. This analytical bridge draws inference from

the pattern of species detections more than it does from the research site, and I note that the pattern, i.e., rate, of species detections is consistent from site to site.

As part of my research, I completed a much larger survey effort across 167 km² of annual grasslands of the Altamont Pass Wind Resource Area, where from 2015 through 2019 I performed 721 1-hour visual-scan surveys, or 721 hours of surveys, at 46 stations. I used binoculars and otherwise the methods were the same as the methods I and other consulting biologists use for surveys at proposed project sites. At each of the 46 survey stations, I tallied new species detected with each sequential survey at that station, and then related the cumulative species detected to the hours (number of surveys, as each survey lasted 1 hour) used to accumulate my counts of species detected. I used combined quadratic and simplex methods of estimation in Statistica to estimate least-squares, best-fit nonlinear models of the number of cumulative species detected regressed on hours of survey (number of surveys) at the station: $\hat{R} = \frac{1}{1/a+b\times(Hours)^c}$, where $\hat{R}$ represented cumulative species richness detected. The coefficients of determination, r^2, of the models ranged 0.88 to 1.00, with a mean of 0.97 (95% CI: 0.96, 0.98); or in other words, the models were excellent fits to the data.

I projected the predictions of each model to thousands of hours to find predicted asymptotes of wildlife species richness. The mean model-predicted asymptote of species richness was 57 after 11,857 hours of visual-scan surveys among the 46 stations of my research site. I also averaged model predictions of species richness at each incremental increase of number of surveys, i.e., number of hours (Figure 2). On average I would have detected 14.2 species over my first 3.7 hours of diurnal surveys at my research site in the Altamont Pass (3.7 hours to match the 3.7 hours Noriko surveyed during daylight hours at the project site), which composed 24.8% of the predicted total number of species I would detect with a much larger survey effort at the research site. Given the example illustrated in Figure 2, the 25 diurnally active species Noriko detected after her 3.7 hours of daylight survey at the project site likely represented 24.8% of the species to be detected after many more visual-scan surveys over another year or longer. With many more repeat surveys through the year, Noriko would likely detect $25/0.248 = 101$ species of diurnally active vertebrate wildlife at the site. Assuming Noriko's ratio of special-status to non-special-status species was to hold through the detections of all 101 predicted species, then continued surveys would eventually detect 12 special-status species of diurnally active vertebrate wildlife.

CA 5 Cont

Because my prediction of 101 species of vertebrate wildlife, including 12 special-status species, is derived from daytime visual-scan surveys, and would detect few nocturnal mammals such as bats, the true number of species composing the wildlife community of the site must be larger. Noriko's reconnaissance surveys should serve only as a starting point toward characterization of the site's wildlife community, but it certainly cannot alone inform of the inventory of species that use the site. More surveys are needed than her two surveys to inventory the project site's wildlife community. Nevertheless, the large number of species I predict at the project site is indicative of a relatively species-rich wildlife community that warrants a serious survey effort.

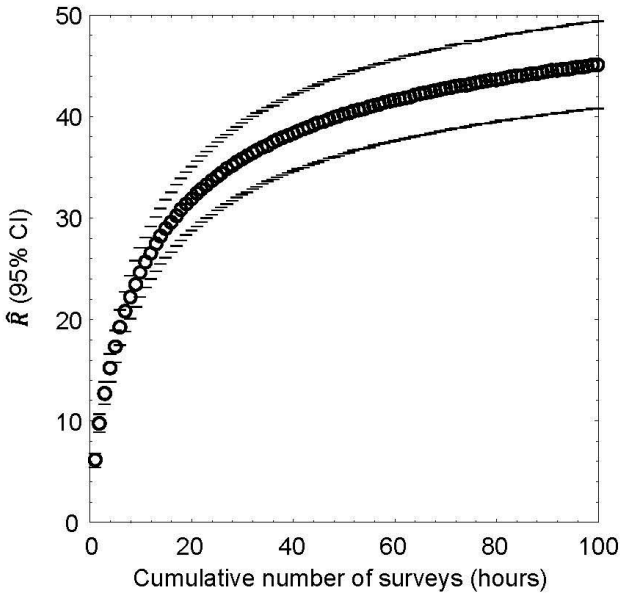


Figure 2. *Mean (95% CI) predicted wildlife species richness, $\hat{R}$, as a nonlinear function of hour-long survey increments across 46 visual-scan survey stations across the Altamont Pass Wind Resource Area, Alameda and Contra Costa Counties, 2015–2019. Note that the location of the study is largely irrelevant to the utility of the graph to the interpretation of survey outcomes at the project site. It is the pattern in the data that is relevant, because the pattern is typical of the pattern seen elsewhere.*

EXISTING ENVIRONMENTAL SETTING

The first step in analysis of potential project impacts to biological resources is to accurately characterize the existing environmental setting, including the wildlife community and any key ecological relationships and known and ongoing threats to special-status species. A reasonably accurate characterization of the environmental setting can provide the baseline against which to analyze potential project impacts. For these reasons, characterization of the environmental setting, including the project site's regional setting, is one of the CEQA's essential analytical steps. Methods to achieve this first step typically include (1) surveys of the site for biological resources, and (2) reviews of literature, databases and local experts for documented occurrences of special-status species. In the case of the proposed project, these required steps remain incomplete and misleading.

CA 6

ECORP (2924) reports that multiple special-status species found to potentially occur on the project site are adequately covered by the MSHCP. As I will discuss further in the Mitigation section, the MSHCP has performed only poorly at achieving its conservation goals, and should not be expected to mitigate impacts to burrowing owl and other covered species. It also should not be expected to mitigate project impacts to species that are not covered by the MSHCP.

CA 7

Environmental Setting informed by Field Surveys

To the CEQA's primary objective to disclose potential environmental impacts of a proposed project, the analysis should be informed of which biological species are known to occur at the proposed project site, which special-status species are likely to occur, as well as the limitations of the survey effort directed to the site. Analysts need this information to characterize the environmental setting as a basis for opining on, or predicting, potential project impacts to biological resources. In the case of this project, however, no analysts obtained the information needed to accurately predict impacts to wildlife.

ECORP (2024) reports having completed five wildlife surveys involving six biologists, but only managed to detect 16 species of vertebrate wildlife including one with special status (Cooper's hawk). In one survey, Noriko detected 1.56 times the number of species as did ECORP, and she detected three times the number of special-status species. I do not know why ECORP's biologists found so few wildlife species, but combined, Noriko and ECORP's biologists detected 29 species of vertebrate wildlife.

One possible reason for ECORP's survey deficiency was its pursuit of too many simultaneous survey objectives. According to ECORP (2024:14), "The biological reconnaissance surveys were conducted ... to identify the vegetation communities and wildlife habitats on the Project site" for the potential to provide habitat for special-status plant and wildlife species ... and to assess its potential to facilitate wildlife movement ... as a movement corridor for wildlife moving throughout the region, and to map the vegetation communities and perform a focused survey for burrowing owl. There were at least six survey objectives, each of which would have been most effectively pursued by focusing a survey on it. It appears, however, that these objectives were mostly pursued simultaneously.

CA 7 Cont

ECORP (2024:14) appropriately points out that "A general biological reconnaissance survey cannot be used to conclusively determine presence or absence of a species; therefore, assessments of presence/absence and potential for occurrence were made based on presence of suitable habitat to support the species, ... known records or occurrence within the area, known distribution and elevation range, and habitat utilization from the relevant literature." To clarify, a reconnaissance survey can be used to conclude presence of the species detected during the survey, but it cannot be used to conclude absence of those species not detected during the survey because it is expected that many species are not detected during a reconnaissance survey. As for lack of occurrence records, these cannot be used to conclude absence for the same reason that applies to a negative survey outcome, but also because occurrence records were not collected for this purpose and are unsuitable as evidence of absence. And that leaves habitat assessment in ECORP's approach to determining the presence or absence of special-status species. However, habitat assessment is most effectively derived from observed or measured species' use of the environment, and not on the consulting biologist's opinion of what conditions qualify as habitat. Protocol-level detection surveys have been formulated for the very reason that habitat assessment in the absence of observations of a species at the site tends to be ineffective

ECORP (2024) reports that no rare plants were detected during the reconnaissance survey, which is not a conclusion of absence while at the same time implying absence. The survey did not meet the minimum standards of CDFW (2018). No evidence was reported that would suggest the survey overlapped the blooming periods of potentially occurring rare plants. Only one survey was completed in a year. And no reference sites were surveyed. In summary, ECORP (2024) inadequately surveyed the project site to support its implication that rare plants are absent from the site.

CA 8

ECORP (2024:26) reports "The biologists did not observe any nests or nesting activity within the Project site or in the vicinity during the July 2022, August 2022, or May 2024 biological surveys." Few species nest in late summer, but it is surprising that ECORP's biologists did not notice any signs of nesting. Noriko surveyed on August 1st, and saw juvenile lesser goldfinches on the site. Lesser goldfinches are known for being late nesters. There should be no question about whether birds nest on site; they do.

CA 9

The four focused surveys for burrowing owl were performed late in the breeding season, one on 12 July 2022 and the other three between 10-24 August 2022. The range of dates defining the breeding season, according to the MSHCP, was 1 March through 31 August, but yet ECORP did not survey until the tail end of the defined breeding season when the likelihood of encountering breeding burrowing owls was least. Moreover, the surveys were completed three years ago, and so the surveys outcomes should no longer be relied upon. The project site supports ground squirrels, which are very important to burrowing owl breeding success, as ground squirrels supply the owls with burrows as nest sites and both species mutually alarm-call as protection against predators. It would be typical of burrowing owls to have nested on site this year or to do so next year, even though they were not found there three years ago. The surveys need to be repeated, and this time I recommend performing the surveys in April through June, each survey separated from the other by at least three weeks (See CDFW 2012).

CA 10

Environmental Setting informed by Desktop Review

The purpose of literature and database reviews and of consulting with local experts is to inform the field survey, and to augment interpretation of its outcome. Analysts need this information to identify which species are known to have occurred at or near the project site, and to identify which other special-status species could conceivably occur at the site due to geographic range overlap and migration flight paths. In the case of this project, the desktop review was incomplete, and the review that was completed was distorted to minimalize the likelihoods of occurrence of special-status species.

ECORP (2024:11) reports, "Available literature and databases were reviewed regarding sensitive habitats and special status species." However, there is no evidence that ECORP made use of eBird (https://eBird.org) or iNaturalist (https://www.inaturalist.org) for documented occurrence records at or near the project site. Instead, ECORP appears to have made more use of the California Natural Diversity Data Base (CNDDB) for documented occurrences of special-status species, although it is not reported over what spatial are the CNDDB queries were made. Another shortfall is that ECORP (2024:11)

CA 11

misunderstand the nature of the CNDDB: "The CNDDB, a CDFW species account database that inventories status and locations of rare plants and wildlife in California was used ..." To clarify, the CNDDB keeps records of reported detections of special-status species, but it does not provide species inventories.

And in fact, by querying the CNDDB to establish the pool of special-status species for analysis of occurrence likelihoods, ECORP (2024) screened out many special-status species from further consideration in the characterization of the wildlife community as part of the existing environmental setting. The CNDDB is not designed to support absence determinations or to screen out species from characterization of a site's wildlife community. As noted by the CNDDB, "*The CNDDB is a positive sighting database. It does not predict where something may be found. We map occurrences only where we have documentation that the species was found at the site. There are many areas of the state where no surveys have been conducted and therefore there is nothing on the map. That does not mean that there are no special status species present.*" ECORP (2024) and hence the DEIR misuse the CNDDB.

CA 11 Cont

The CNDDB relies entirely on volunteer reporting from biologists who were allowed access to whatever properties they report from. Many properties have never been surveyed by biologists. Many properties have been surveyed, but the survey outcomes never reported to the CNDDB. Many properties have been surveyed multiple times, but not all survey outcomes reported to the CNDDB. Furthermore, the CNDDB is interested only in the findings of special-status species, which means that species more recently assigned special status will have been reported many fewer times to the CNDDB than were species assigned special status since the inception of the CNDDB. Therefore, occurrence records in the CNDDB are most abundant for species assigned special status decades ago, but fewest for species only recently assigned special status. And because negative findings are not reported to the CNDDB, the CNDDB is also inappropriate as a basis for weighting occurrence likelihoods such as absent, not expected, unlikely, low, moderate or high. Whereas the CNDDB can be confirmatory of species presence, it cannot support absence determinations or assignments of low likelihood of occurrence. And again, the screening out of a species due to lack of occurrence records in the CNDDB is the same as an absence determination, and this step is being taken without adequate support of field surveys.

Not only does ECORP (2024) misuse the CNDDB to screen out species in its first query for occurrence records, but it misuses the query results to weight occurrence likelihoods. ECORP assigns High, Moderate, Low, and Presumed Absent occurrence likelihoods to species based on how far the occurrence records are located from the project site and how far back in time they were recorded. But there existed no systematic sampling programs that would support this use of occurrence records for weighting likelihoods of occurrence.

Specific to the Presumed Absent determination, ECORP explains that this determination was made for species "not observed during a site visit or focused surveys conducted in accordance with protocol guidelines at an appropriate time for identification..." This explanation contradicts ECORP's earlier caveat that "A general

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biological reconnaissance survey cannot be used to conclusively determine presence or absence of a species." It also contradicts ECORP's (2024:12) caveat that "just because a record of a species does not exist in the databases does not mean it does not occur. In many cases, records may not be present in the databases because an area has not been surveyed for that species." ECORP's statements of these caveats are accurate and appropriate, but then they are forgotten when 29 Presumed Absence determinations are made. The 29 determinations of Presumed Absent in Table 2 were 29 instances of misapplication of the results of reconnaissance surveys and desktop review. Having not detected these 29 species during the reconnaissance surveys does not mean these species are absent. Of the 29 species in Table 2 that ECORP presumes absent, occurrence records of five have been reported within 1.5 miles of the site, and the occurrence records of six more have been reported between 1.5 and 4 miles of the site. ECORP's presumed absences do not comport with the occurrence records.

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Another inconsistency in ECORP's (2024:33) analysis is the following: "The biological reconnaissance survey and habitat assessment determined that marginally suitable burrowing owl habitat and suitable burrows were present on the Project site." If the habitat is marginal, then it would not follow that ECORP's determination of occurrence likelihood of burrowing owl is High.

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In my assessment based on a database review and a site visit, 141 special-status species of wildlife are known to occur near enough to the site to warrant analysis of occurrence potential (Table 2). Of these 141 species, 4 were recorded on or just off the project site, and another 34 (24%) species have been documented within 1.5 miles of the site (Very close), another 32 (23%) within 1.5 and 4 miles (Nearby), and another 59 (42%) within 4 to 30 miles (In region). Half of the species in Table 2 have been reportedly seen within 4 miles of the project site. The site therefore supports four special-status species of wildlife and carries the potential for supporting many more special-status species of wildlife based on the proximities of recorded occurrences. The site is far richer in special-status species than the DEIR would have the reader believe.

Of the 141 special-status species listed in Table 2, the DEIR analyses the occurrence likelihoods of only 34 (24%) of them, 29 of which were given occurrence likelihoods of "Presumed Absent." Of the species determined to be "Presumed Absent," five of them have been observed within 1.5 miles of the site, and six of them have been observed between 1.5 and 4 miles of the site. The occurrence likelihoods assigned to 34 special-status species largely, and the occurrence likelihoods not assigned, fail to comport with the available occurrence records in public databases and with what Noriko saw on the project site.

Of the 141 special-status species listed in Table 2, the DEIR fails to analyze the occurrence likelihoods of 76% of them. Of these species not analyzed for occurrence potential, Noriko detected three of them on the project site. Forty-six of the species in Table 2 are covered by the MSHCP, while 95 are not.

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Table 2. *Occurrence likelihoods of special-status bird species at or near the proposed project site, according to eBird/iNaturalist records (https://eBird.org, https://www.inaturalist.org) and on-site survey findings, where 'Very close' indicates within 1.5 miles of the site, "nearby" indicates within 1.5 and 4 miles, and "in region" indicates within 4 and 30 miles, and 'in range' means the species' geographic range overlaps the site. Entries in bold font identify species Noriko Smallwood detected.*

Common name	***Species name***	**Status**[1]	**MSHCP**	**Occurrence potential**	
				DEIR	**Data base records, Site visits**
Vernal pool fairy shrimp	*Branchinecta lynchi*	FT	Yes		In range
San Diego fairy shrimp	*Branchinecta sandiegonensis*	FE		Absent	In region
Riverside fairy shrimp	*Streptocephalus woottoni*	FE	Yes		In region
Delhi sands flower-loving fly	*Rhaphiomidas terminatus abdominalis*	FE	Yes	Absent	In region
Monarch	*Danaus plexippus*	FC			Very close/**On site**
Crotch's bumble bee	*Bombus crotchii*	CCE		Low	Nearby
Western spadefoot	*Spea hammondii*	FC, SSC	Yes	Absent	In region
California red-legged frog	*Rana draytonii*	FT, SSC	Yes		In region
Western pond turtle	*Emys marmorata*	FC, SSC	Yes	Absent	In region
San Diego banded gecko	*Coleonyx variegatus abbotti*	SSC		Absent	In region
Blainville's horned lizard	*Phrynosoma blainvillii*	SSC	Yes	Absent	In region
Orange-throated whiptail	*Aspidoscelis hyperythra*	WL	Yes		Nearby
Coastal whiptail	*Aspidoscelis tigris stejnegeri*	SSC	Yes	Absent	In region
San Diegan legless lizard	*Anniella stebbinsi*	SSC		Absent	Nearby
California glossy snake	*Arizona elegans occidentalis*	SSC		Absent	In region
Coast patch-nosed snake	*Salvadora hexalepis virgultea*	SSC		Absent	In region
Two-striped gartersnake	*Thamnophis hammondii*	SSC		Absent	In region
South coast gartersnake	*Thamnophis sirtalis pop. 1*	SSC			In region
Red-diamond rattlesnake	*Crotalus ruber*	SSC	Yes	Low	Nearby
Fulvous whistling-duck	*Dendrocygna bicolor*	SSC1			Nearby
Brant	*Branta bernicla*	SSC2			Nearby
Cackling goose (Aleutian)	*Branta hutchinsii leucopareia*	WL			In region
Redhead	*Aythya americana*	SSC2			Nearby

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Common name	*Species name*	Status[1]	MSHCP	Occurrence potential	
				DEIR	Data base records, Site visits
Western grebe	*Aechmophorus occidentalis*	BCC			Nearby
Clark's grebe	*Aechmophorus clarkii*	BCC			Nearby
Western yellow-billed cuckoo	*Coccyzus americanus occidentalis*	FT, CE	Yes	Absent	In region
Black swift	*Cypseloides niger*	SSC_3, BCC	Yes		In region
Vaux's swift	*Chaetura vauxi*	SSC_2			Very close
Calliope hummingbird	*Selasphorus calliope*	BCC			In region
Rufous hummingbird	*Selasphorus rufus*	BCC			Very close
Allen's hummingbird	*Selasphorus sasin*	BCC			Very close/**On site**
Mountain plover	*Charadrius montanus*	SSC_2, BCC	Yes		In region
Snowy plover	*Charadrius nivosus*	BCC			In region
Western snowy plover	*Charadrius nivosus nivosus*	FT, SSC			In region
Long-billed curlew	*Numenius americanus*	WL			Nearby
Marbled godwit	*Limosa fedoa*	BCC			Nearby
Red knot (Pacific)	*Calidris canutus*	BCC			In region
Pectoral sandpiper	*Calidris melanotos*	BCC			Nearby
Short-billed dowitcher	*Limnodromus griseus*	BCC			Nearby
Lesser yellowlegs	*Tringa flavipes*	BCC			Very close
Willet	*Tringa semipalmata*	BCC			In region
Laughing gull	*Leucophaeus atricilla*	WL			In region
Franklin's gull	*Leucophaeus pipixcan*	BCC			Nearby
Heermann's gull	*Larus heermanni*	BCC			In region
Western gull	*Larus occidentalis*	BCC			In region
California gull	*Larus californicus*	BCC, WL			Very close
California least tern	*Sternula antillarum browni*	FE, CE, CFP			In region
Black tern	*Chlidonias niger*	SSC_2, BCC			In region
Elegant tern	*Thalasseus elegans*	BCC, WL			In region
Black skimmer	*Rynchops niger*	BCC, SSC_3			In region
Common loon	*Gavia immer*	SSC			In region

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Common name	*Species name*	Status[1]	MSHCP	Occurrence potential	
				DEIR	Data base records, Site visits
Double-crested cormorant	*Phalacrocorax auritus*	WL	Yes		Very close
American white pelican	*Pelacanus erythrorhynchos*	SSC1			Very close
Least bittern	*Ixobrychus exilis*	SSC2			Nearby
Reddish egret	*Egretta rufescens*	BCC			In region
White-faced ibis	*Plegadis chihi*	WL	Yes		Very close
Turkey vulture	*Cathartes aura*	BOP	Yes		Very close
Osprey	*Pandion haliaetus*	WL, BOP	Yes		Very close
White-tailed kite	*Elanus luecurus*	CFP, BOP	Yes	Absent	Very close
Golden eagle	*Aquila chrysaetos*	BGEPA, CFP, BOP, WL	Yes	Absent	Nearby
Northern harrier	*Circus cyaneus*	BCC, SSC3, BOP	Yes		Very close
Sharp-shinned hawk	*Accipiter striatus*	WL, BOP	Yes		Very close
Cooper's hawk	*Accipiter cooperii*	WL, BOP	Yes		On site
Bald eagle	*Haliaeetus leucocephalus*	CE, BGEPA, BOP	Yes	Absent	Nearby
Red-shouldered hawk	*Buteo lineatus*	BOP			Very close
Swainson's hawk	*Buteo swainsoni*	CT, BOP	Yes	Absent	Nearby
Red-tailed hawk	*Buteo jamaicensis*	BOP			Very close/**On site**
Ferruginous hawk	*Buteo regalis*	WL, BOP	Yes		Very close
Zone-tailed hawk	*Buteo albonotatus*	BOP			In region
Harris' hawk	*Parabuteo unicinctus*	WL, BOP			In region
Rough-legged hawk	*Buteo lagopus*	BOP			In region
American barn owl	*Tyto furcata*	BOP			Nearby
Western screech-owl	*Megascops kennicotti*	BOP			Nearby
Great horned owl	*Bubo virginianus*	BOP			Very close

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Common name	*Species name*	Status[1]	MSHCP	Occurrence potential	
				DEIR	Data base records, Site visits
Burrowing owl	*Athene cunicularia*	BCC, SSC2, BOP, CCE	Yes	High	Very close
Long-eared owl	*Asio otus*	BCC, SSC3, BOP		Absent	In region
Short-eared owl	*Asia flammeus*	BCC, SSC3, BOP			In region
Lewis's woodpecker	*Melanerpes lewis*	BCC			In region
Nuttall's woodpecker	*Picoides nuttallii*	BCC			Very close
American kestrel	*Falco sparverius*	BOP			Very close
Merlin	*Falco columbarius*	WL, BOP	Yes		Very close
Peregrine falcon	*Falco peregrinus*	BOP	Yes		Very close
Prairie falcon	*Falco mexicanus*	WL, BOP	Yes		Very close
Olive-sided flycatcher	*Contopus cooperi*	BCC, SSC2			Nearby
Willow flycatcher	*Empidonax trailii*	CE			Very close
Southwestern willow flycatcher	*Empidonax traillii extimus*	FE, CE	Yes	Absent	In region
Vermilion flycatcher	*Pyrocephalus rubinus*	SSC2			Very close
Least Bell's vireo	*Vireo bellii pusillus*	FE, CE	Yes	Absent	Very close
Loggerhead shrike	*Lanius ludovicianus*	SSC2	Yes		Very close
Oak titmouse	*Baeolophus inornatus*	BCC			Nearby
California horned lark	*Eremophila alpestris actia*	WL	Yes		Very close
Bank swallow	*Riparia riparia*	CT			Nearby
Purple martin	*Progne subis*	SSC2	Yes		Nearby
Wrentit	*Chamaea fasciata*	BCC			Very close
California gnatcatcher	*Polioptila c. californica*	FT, SSC2	Yes	Absent	Nearby
California thrasher	*Toxostoma redivivum*	BCC			Very close
Cassin's finch	*Haemorhous cassinii*	BCC			In region
Lawrence's goldfinch	*Spinus lawrencei*	BCC			Very close
Grasshopper sparrow	*Ammodramus savannarum*	SSC2		Low	Nearby

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Common name	*Species name*	Status[1]	MSHCP	Occurrence potential	
				DEIR	Data base records, Site visits
Black-chinned sparrow	*Spizella atrogularis*	BCC	Yes		Nearby
Gray-headed junco	*Junco hyemalis caniceps*	WL			In region
Bell's sparrow	*Amphispiza b. belli*	WL	Yes		Nearby
Oregon vesper sparrow	*Pooecetes gramineus affinis*	SSC2			In range
Southern California rufous-crowned sparrow	*Aimophila ruficeps canescens*	WL	Yes		Very close
Yellow-breasted chat	*Icteria virens*	SSC3	Yes	Absent	Very close
Yellow-headed blackbird	*Xanthocephalus xanthocephalus*	SSC3			Very close
Bullock's oriole	*Icterus bullockii*	BCC			Very close
Tricolored blackbird	*Agelaius tricolor*	CT, BCC, SSC1	Yes	Absent	Nearby
Lucy's warbler	*Leiothlypis luciae*	SSC3			In region
Virginia's warbler	*Leiothlypis virginiae*	WL, BCC			Nearby
Prothonotary warbler	*Protonotaria citrea*	BCC			In region
Prairie warbler	*Setophaga discolor*	BCC			In region
Yellow warbler	*Setophaga petechia*	SSC2	Yes	Absent	Very close
Summer tanager	*Piranga rubra*	SSC1			Nearby
Little brown bat	*Myotis lucifugus*	WBWG: M			In region
Yuma myotis	*Myotis yumanensis*	WBWG: LM			In region
Long-eared myotis	*Myotis evotis*	WBWG: M			In region
Fringed myotis	*Myotis thysanodes*	WBWG: H			In range
Long-legged myotis	*Myotis volans*	WBWG: H			In range
California myotis	*Myotis californicus*	WBWG: L			In region
Small-footed myotis	*Myotis ciliolabrum*	WBWG: M			In region
Canyon bat	*Parastrellus hesperus*	WBWG: M			In region
Big brown bat	*Episticus fuscus*	WBWG: L			In region
Silver-haired bat	*Lasionycteris noctivagans*	WBWG: M			In range
Hoary bat	*Lasiurus cinereus*	WBWG: M			In region

Common name	*Species name*	Status[1]	MSHCP	Occurrence potential	
				DEIR	Data base records, Site visits
Western red bat	*Lasiurus blossevillii*	SSC, WBWG: H			Nearby
Western yellow bat	*Lasiurus xanthinus*	SSC, WBWG: H		Absent	In region
Spotted bat	*Euderma maculatum*	SSC, WBWG: H			In range
Townsend's big-eared bat	*Corynorhinus townsendii*	SSC, WBWG: H			In range
Pallid bat	*Antrozous pallidus*	SSC, WBWG: H		Absent	In range
Mexican free-tailed bat	*Tadarida brasiliensis*	WBWG: L			In region
Pocketed free-tailed bat	*Nyctinomops femorosaccus*	SSC, WBWG: M		Absent	In range
Western mastiff bat	*Eumops perotis*	SSC, WBWG: H		Absent	In range
San Diego black-tailed jackrabbit	*Lepus californicus bennettii*	SSC	Yes		In region
Northwestern San Diego pocket mouse	*Chaetodipus fallax fallax*	SSC	Yes		In region
Pallid San Diego pocket mouse	*Chaetodipus fallax pallidus*	SSC			In range
Stephens' kangaroo rat	*Dipodomys stephensi*	FE, CT	Yes	Absent	In region
Los Angeles pocket mouse	*Perognathus longimembris brevinasus*	SSC	Yes	Low	In region
San Diego Bryant's woodrat	*Neotoma bryanti*	SSC	Yes	Absent	In region
Southern grasshopper mouse	*Onychomys torridus ramona*	SSC			In range
American badger	*Taxidea taxus*	SSC			In region

[1] Listed on Special Animals List (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406) as FT or FE = federal threatened or endangered, FC = federal candidate for listing, BGEPA = Bald and Golden Eagle Protection Act, CCT or CCE = Candidate California threatened or endangered, CFP = California Fully Protected (California Fish and Game Code 3511), CT or CE = California

threatened or endangered, SSC = California Species of Special Concern (not threatened with extinction, but rare, very restricted in range, declining throughout range, peripheral portion of species' range, associated with habitat that is declining in extent, and SSC1, SSC2 and SSC3 = California Bird Species of Special Concern priorities 1, 2 and 3, respectively, per Shuford and Gardali 2008), WL = Taxa to Watch List, and WBWG = Western Bat Working Group with priority rankings, of low (L), moderate (M), and high (H); listed by U.S. Fish and Wildlife Service (https://www.fws.gov/sites/default/files/documents/birds-of-conservation-concern-2021.pdf) as BCC = Bird of Conservation Concern; as protected as BOP = Birds of Prey (California Fish and Game Code 3503.5, see https://wildlife.ca.gov/Conservation/Birds/Raptors).

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An inaccurate baseline characterization of the wildlife community is ill-suited for accurate analysis of project impacts on wildlife, and therefore ill-suited for formulating appropriate mitigation. It is my opinion, therefore, that the baseline for impacts analysis remains inadequate, and the inadequacies of the baseline characterization are most likely to result in unmitigated significant impacts to wildlife.

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BIOLOGICAL IMPACTS ASSESSMENT

Whether the impacts analysis is made by the lead agency or by an expert, the analysis involves prediction. Predictions are necessary because measuring the impacts directly could not happen until after the impacts occur, and this type of measurement would prevent the formulations of avoidance and minimization mitigation strategies that are prioritized by the CEQA. Impact predictions are necessary as part of the environmental review. The accuracy of the predictions of impacts and their significance ultimately relies on the degree of accuracy in the characterization of the existing environmental setting (Figure 3).

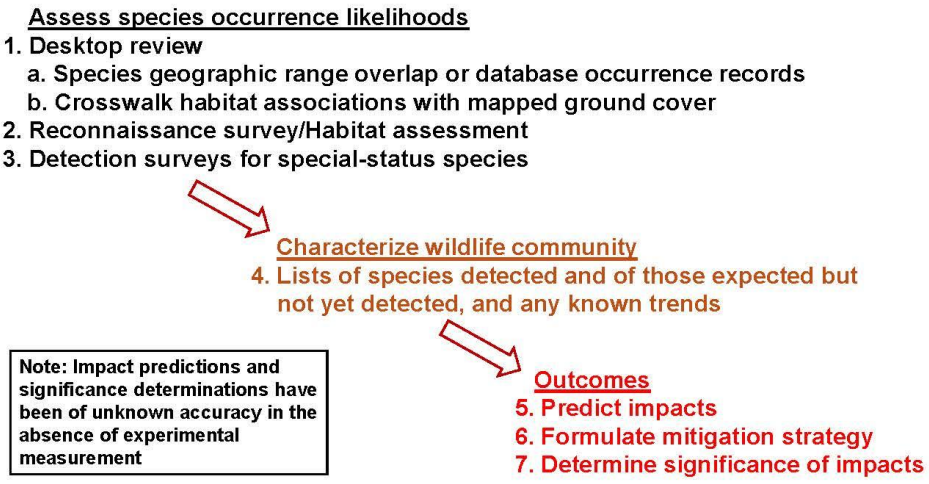

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Figure 3. *General flow of information from the gathering stage through the characterization of the existing environment to predictions of impacts and their significance.*

Impact predictions can derive from speculation or from some level of experience (Figure 4). Speculation is repeatedly discouraged in the CEQA Guidelines, and for good reason because prediction accuracy improves with experience. But the experience that can be brought to bear on impact predictions ranges from anecdotes to careful use of scientific inference. Any type of experience is usually better than relying on speculation, but careful scientific inference, especially inference drawn from experiments, have proven most effective. An analogy would be predicting the boiling temperature of water at a certain place with a known atmospheric pressure after having measured it hundreds of

times at other places under various atmospheric pressures. The experience of measuring the boiling temperature at all these other places would certainly result in a more accurate prediction of the boiling point as compared to a speculative prediction. We know that use of inference in this example is certainly more predictive, and not potentially more predictive, because we have a long successful history with the application of this type of experimentation to draw predictive inference.

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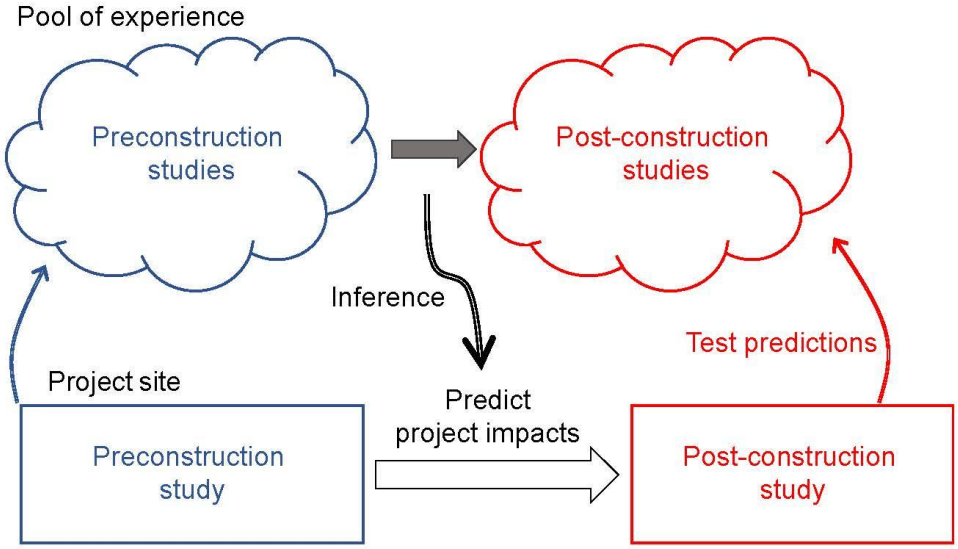

Figure 4. *A framework for arriving at predicted project impacts based on experience with other project sites. Ideally, there is a pool of similar projects in similar circumstances where predicted impacts were compared to realized impacts, and into which the proposed project can also contribute to experience.*

In the following, I analyze several types of impacts likely to result from the project, none of which is adequately analyzed in the DEIR.

REDUCED PRODUCTIVE CAPACITY FROM HABITAT LOSS

Habitat loss results in a reduced productive capacity of affected wildlife species, but the DEIR does not attempt to estimate the numerical or productive capacities of the site for nesting birds. The site is proven to serve as habitat to at least 29 species of vertebrate wildlife which ECORP and Noriko observed on the site, but the number of avian nest sites remains unknown. Because Noriko's survey was only a reconnaissance survey and therefore unsuitable for detecting all bird nests on the site, estimating total nest density of birds was not possible. The alternative method would be to infer productive capacity from estimates of total nest density elsewhere. Noriko has completed several studies to estimate total avian nest density in similar environments in the local area.

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Noriko estimated 5.56 nests/acre on a 3.6-acre site of ruderal grassland bordering a woodland strip in Murrieta, and 1.86 nests/acre on another 4.83-acre grassland site bordering a strip of woodland in Murietta. The average of the above two estimates is 3.71 nests/acre. This density applied to the 34 acres of the project site would predict 126 nest sites. Assuming 1.39 broods per nest site based on a review of 322 North American bird species, which averaged 1.39 broods per year, then I estimate 175 nest attempts per year on the project site. Assuming Young's (1948) study site typifies bird productivity of 2.9 fledged birds per nest attempt, then I predict 508 fledglings/year at the project site.

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The loss of 126 nest sites and 175 nest attempts per year would qualify as significant impacts that have not been analyzed in the DEIR. But the impacts would not end with the immediate loss of nest sites. The reproductive capacity of the site would be lost. The project would prevent the production of 508 fledglings per year. Assuming an average bird generation time of 4 years, the lost capacity of both breeders and annual fledgling production can be estimated from an equation in Smallwood (2022): {(nests/year × chicks/nest × number of years) + (2 adults/nest × nests/year) × (number of years ÷ years/generation)} ÷ (number of years) = 571 birds per year denied to California.

The loss of 529 birds per year would be a loss of significant habitat value that is currently provided by the project site. Most if not all these birds are protected by the federal Migratory Bird Treaty Act and by California's Migratory Bird Protection Act, both of which are intended to most strongly protect breeding migratory birds. The loss of this many birds would easily qualify as an unmitigated significant impact.

INTERFERENCE WITH WILDLIFE MOVEMENT

One of CEQA's principal concerns regarding potential project impacts is whether a proposed project would interfere with wildlife movement in the region. Unfortunately, ECORP (2024) and the DEIR confines their analysis to whether the project site functions as a wildlife movement corridor. Whether the site functions as a wildlife movement corridor or is located within a corridor is not the only consideration when it comes to the standard CEQA Checklist question of whether the project would interfere with wildlife movement in the region. The CEQA Checklist question only mentions as an example the potential for a project to sever a corridor. The primary phrase of the CEQA standard goes to wildlife movement regardless of whether the movement is channeled by a corridor. Most of the wildlife detected on the project site by ECORP and Noriko could not have been there to be detected had they not moved to the site from somewhere else.

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ECORP (2024) accurately defines the wildlife movement corridor as a relatively narrow feature of a landscape that has undergone habitat fragmentation. Corridors are typically products of habitat fragmentation, sometimes intentionally with conservation goals but usually as an unintended byproduct of sprawl (Smallwood 2015). Also important to wildlife movement in the region, however, are stopover sites consisting of the last patches of open space that remain after substantial habitat fragmentation. The project site is one of those last patches of habitat to the species that need stopover

opportunities. The Monarch seen by Noriko on the project site is one of those species that benefits from stopover sites as it migrates to and from winter roost sites.

While ECORP (2024) stated as one of its survey objectives the intent to determine whether wildlife movement corridors occur on the project site, it neglected to explain how this was done. What was needed, but not provided, was a program of observation to characterize how wildlife use the site for movement in the region. Biologists should have observed how wildlife utilize the project site to achieve their needs to move in the region. For example, patterns of bird flights could have been quantified from visual-scan surveys, and patterns of mammalian travel could have been revealed by use of a thermal-imaging camera at night, or a search for tracks during daytime. Biologists know how to detect patterns of wildlife movement; they were just not assigned the task in the case of this environmental review. A consequence is that ECORP and the DEIR can only offer speculation over whether and how the site is important to wildlife movement in the region. And in this case, the speculation lacks credibility due to the presence of animals that had to have moved to the site in order to have been seen there.

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BIRD-WINDOW COLLISION MORTALITY

The project would introduce glass windows into an essential portion of avian habitat – that portion of the gaseous atmosphere that is referred to as the aerosphere (Davy et al. 2017, Diehl et al. 2017). The aerosphere is where birds and bats and other volant animals with wings migrate, disperse, forage, perform courtship and where some of them mate. Birds are some of the many types of animals that evolved wings as a morphological adaptation to thrive by moving through the medium of the aerosphere. The aerosphere is habitat, to which an entire discipline of ecology has emerged to study this essential aspect of habitat – the discipline of aeroecology (Kunz et al. 2008).

Many special-status species of birds have been recorded at or near the aerosphere of the project site. My database review and Noriko's site visit indicate there are 95 special-status species of birds with potential to use the site's aerosphere (Table 2). All the birds represented in Table 2 can quickly fly from wherever they have been documented to the project site, so they would all be within brief flights to the proposed project's windows. And Noriko confirmed 22 species on the project site, some of them flying across the site.

CA 18

Window collisions are often characterized as either the second or third largest source or human-caused bird mortality. The numbers behind these characterizations are often attributed to Klem's (1990) and Dunn's (1993) estimates of about 100 million to 1 billion bird fatalities in the USA, or more recently by Loss et al.'s (2014) estimate of 365-988 million bird fatalities in the USA or Calvert et al.'s (2013) and Machtans et al.'s (2013) estimates of 22.4 million and 25 million bird fatalities in Canada, respectively. The proposed project would impose windows in the airspace normally used by birds.

Glass-façades of buildings intercept and kill many birds, but they are differentially hazardous to birds based on spatial extent, contiguity, orientation, and other factors. At Washington State University, Johnson and Hudson (1976) found 266 bird fatalities of 41 species within 73 months of monitoring of a three-story glass walkway (no fatality

adjustments attempted). Prior to marking the windows to warn birds of the collision hazard, the collision rate was 84.7 per year. At that rate, and not attempting to adjust the fatality estimate for the proportion of fatalities not found, 4,574 birds were likely killed over the 54 years since the start of their study, and that's at a relatively small building façade. Accounting for the proportion of fatalities not found, the number of birds killed by this walkway over the last 54 years would have been about 14,270. And this is just for one 3-story, glass-sided walkway between two college campus buildings.

Klem's (1990) estimate was based on speculation that 1 to 10 birds are killed per building per year, and this speculated range was extended to the number of buildings estimated by the US Census Bureau in 1986. Klem's speculation was supported by fatality monitoring at only two houses, one in Illinois and the other in New York. Also, the basis of his fatality rate extension has changed greatly since 1986. Whereas his estimate served the need to alert the public of the possible magnitude of the bird-window collision issue, it was highly uncertain at the time and undoubtedly outdated more than three decades hence. Indeed, by 2010 Klem (2010) characterized the upper end of his estimated range – 1 billion bird fatalities – as conservative. Furthermore, the estimate lumped species together as if all birds are the same and the loss of all birds to windows has the same level of impact.

By the time Loss et al. (2014) performed their effort to estimate annual USA bird-window fatalities, many more fatality monitoring studies had been reported or were underway. Loss et al. (2014) incorporated many more fatality rates based on scientific monitoring, and they were more careful about which fatality rates to include. However, they included estimates based on fatality monitoring by homeowners, which in one study were found to detect only 38% of the available window fatalities (Bracey et al. 2016). Loss et al. (2014) excluded all fatality records lacking a dead bird in hand, such as injured birds or feather or blood spots on windows. Loss et al.'s (2014) fatality metric was the number of fatalities per building (where in this context a building can include a house, low-rise, or high-rise structure), but they assumed that this metric was based on window collisions. Because most of the bird-window collision studies were limited to migration seasons, Loss et al. (2014) developed an admittedly assumption-laden correction factor for making annual estimates. Also, only two of the studies included adjustments for carcass persistence and searcher detection error, and it was unclear how and to what degree fatality rates were adjusted for these factors. Although Loss et al. (2014) attempted to account for some biases as well as for large sources of uncertainty mostly resulting from an opportunistic rather than systematic sampling data source, their estimated annual fatality rate across the USA was highly uncertain and vulnerable to multiple biases, most of which would have resulted in fatality estimates biased low.

CA 18 Cont

In my review of bird-window collision monitoring, I found that the search radius around homes and buildings was very narrow, usually 2 meters. Based on my experience with bird collisions in other contexts, I would expect that a large portion of bird-window collision victims would end up farther than 2 m from the windows, especially when the windows are higher up on tall buildings. In my experience, searcher detection rates tend to be low for small birds deposited on ground with vegetation cover or woodchips or other types of organic matter. Also, vertebrate scavengers entrain on anthropogenic

sources of mortality and quickly remove many of the carcasses, thereby preventing the fatality searcher from detecting these fatalities. Adjusting fatality rates for these factors – search radius bias, searcher detection error, and carcass persistence rates – would greatly increase nationwide estimates of bird-window collision fatalities.

Buildings can intercept many nocturnal migrants as well as birds flying in daylight. As mentioned above, Johnson and Hudson (1976) found 266 bird fatalities of 41 species within 73 months of monitoring of a four-story glass walkway at Washington State University (no adjustments attempted for undetected fatalities). Somerlot (2003) found 21 bird fatalities among 13 buildings on a university campus within only 61 days. Monitoring twice per week, Hager at al. (2008) found 215 bird fatalities of 48 species, or 55 birds/building/year, and at another site they found 142 bird fatalities of 37 species for 24 birds/building/year. Gelb and Delacretaz (2009) recorded 5,400 bird fatalities under buildings in New York City, based on a decade of monitoring only during migration periods, and some of the high-rises were associated with hundreds of fatalities each. Klem et al. (2009) monitored 73 building façades in New York City during 114 days of two migratory periods, tallying 549 collision victims, nearly 5 birds per day. Borden et al. (2010) surveyed a 1.8 km route 3 times per week during 12-month period and found 271 bird fatalities of 50 species. Parkins et al. (2015) found 35 bird fatalities of 16 species within only 45 days of monitoring under 4 building façades. From 24 days of survey over a 48-day span, Porter and Huang (2015) found 47 fatalities under 8 buildings on a university campus. Sabo et al. (2016) found 27 bird fatalities over 61 days of searches under 31 windows. In San Francisco, Kahle et al. (2016) found 355 collision victims within 1,762 days under a 5-story building. Ocampo-Peñuela et al. (2016) searched the perimeters of 6 buildings on a university campus, finding 86 fatalities after 63 days of surveys. One of these buildings produced 61 of the 86 fatalities, and another building with collision-deterrent glass caused only 2 of the fatalities, thereby indicating a wide range in impacts likely influenced by various factors. There is ample evidence available to support my prediction that the proposed project would result in many collision fatalities of birds.

CA 18 Cont

Project Impact Prediction

By the time of these comments, I had reviewed and processed results of bird collision monitoring at 213 buildings and façades for which bird collisions per m^2 of glass per year could be calculated and averaged (Johnson and Hudson 1976, O'Connell 2001, Somerlot 2003, Hager et al. 2008, Borden et al. 2010, Hager et al. 2013, Porter and Huang 2015, Parkins et al. 2015, Kahle et al. 2016, Ocampo-Peñuela et al. 2016, Sabo et al. 2016, Barton et al. 2017, Gomez-Moreno et al. 2018, Schneider et al. 2018, Loss et al. 2019, Brown et al. 2020, City of Portland Bureau of Environmental Services and Portland Audubon 2020, Riding et al. 2020). These study results averaged 0.073 bird deaths per m^2 of glass per year (95% CI: 0.042-0.102). This average and its 95% confidence interval provide a robust basis for predicting fatality rates at a proposed new project.

The DEIR does not report the extent of windows in the project, but it does report the number of residential units and the total floorspace of commercial/retail. Assuming

1,800 sf per home and applying to this the average window space/sf of homes I have recorded from other proposed projects of 0.011781 m^2 of window/sf floorspace, then I predict 4,920 m^2 of windows among the 232 homes. My average window space per sf of restaurants is 0.0162 at other projects. With this rate applied to 24,000 sf, I predict 389 m^2 of windows on commercial buildings. Combined, the project is predicted to add 5,309 m^2 of external glass that would expose birds to collision mortality. The above-reported average of bird collision deaths per m^2 of glass per year applied to 5,309 m^2 of external glass in the project predicts 388 (95% CI: 230-546) bird collision fatalities per year.

CA 18 Cont

The vast majority of these predicted deaths would be of birds protected under the Migratory Bird Treaty Act and under the California Migratory Bird Protection Act, thus causing significant unmitigated impacts. Given the predicted level of bird-window collision mortality, and the lack of any proposed mitigation, it is my opinion that the proposed project would result in potentially significant adverse biological impacts, including the unmitigated take of both terrestrial and aerial habitat of birds and other sensitive species. Not only would the project take habitat of rare and sensitive species of birds, but it would transform the project's airspace into a lethal collision trap to birds. The DEIR should be revised to appropriately analyze the potential impacts of bird-window collision mortality, and to formulate appropriate mitigation measures.

WILDLIFE DEPREDATION BY HOUSE CATS

Considering national trends, it is safe to assume that house cats would be introduced to the project area by residents of the proposed residential units. This is significant because house cats serve as one of the largest sources of avian mortality in North America (Dauphiné and Cooper 2009, Blancher 2013, Loss et al. 2013, Loyd et al. 2017). Loss et al. (2013) estimated 139 million cats in the USA in 2013 (range 114 to 164 million), which killed an estimated 16.95 billion vertebrate wildlife annually (range 7.6 to 26.3 billion). In 2012 there were 0.44 house cats per human in the USA, and 122 vertebrate animals were killed per cat, free-ranging members of which killed disproportionately larger numbers of vertebrate wildlife. The DEIR reports there would be 232 residential units in the project, and it predicts there would be 3.75 residents per average household. These numbers predict 870 new residents. The above rates of cat ownership applied to this number of new residents would predict 383 new cats, which based on the findings of Loss et al. (2013) would kill 106,140 vertebrate wildlife per year.

CA 19

House cats also contribute to downstream loading of *Toxoplasma gondii*. According to a UC Davis wildlife health research program, "*Toxoplasma gondii is a parasite that can infect virtually all warm-blooded animals, but the only known definitive hosts are cats – domesticated and feral house cats included. Cats catch the parasite through hunting rodents and birds and they offload it into the environment through their feces... and ...rain that falls on cement creates more runoff than rain that falls on natural earth, which contributes to increased runoff that can carry fecal pathogens to the sea*" (Thje original link is no longer active, but the quote came from the program described at: https://whc.vetmed.ucdavis.edu/programs-projects/ca-conservation/sea-otter).

Impacts to wildlife from the introduction of house cats into the environment would be highly significant, and yet these impacts are not considered in the DEIR. An obvious mitigation measure would be to constrain house cat ownership such as requiring cats to remain indoors.

CA 19 Cont

TRAFFIC IMPACTS TO WILDLIFE

The DEIR neglects to address one of the project's most obvious, substantial impacts to wildlife, and that is wildlife mortality and injuries caused by project-generated traffic. Project-generated traffic would endanger wildlife that must, for various reasons, cross roads used by the project's traffic (Photos 29–32), including along roads far from the project footprint but which would nevertheless by traversed by automobiles head to or from the project's building. Vehicle collisions have accounted for the deaths of many thousands of amphibian, reptile, mammal, bird, and arthropod fauna, and the impacts have often been found to be significant at the population level (Forman et al. 2003). Across North America traffic impacts have taken devastating tolls on wildlife (Forman et al. 2003). In Canada, 3,562 birds were estimated killed per 100 km of road per year (Bishop and Brogan 2013), and the US estimate of avian mortality on roads is 2,200 to 8,405 deaths per 100 km per year, or 89 million to 340 million total per year (Loss et al. 2014). Local impacts can be more intense than nationally.

CA 20

Photo 29. *A white-tailed antelope squirrel runs across the road just in the Coachella Valley, 26 May 2022. Such road crossings are usually successful, but too often prove fatal to the animal.*



Photo 30. *A coyote uses the crosswalk to cross a road on 2 February 2023. Not all drivers stop, nor do all animals use the crosswalk. Too often, animals are injured or killed when they attempt to cross roads.*







Photos 31 and 32. *Raccoon killed on Road 31 just east of Highway 505 in Solano County (left; photo taken on 10 November 2018), and mourning dove killed by vehicle on a California road (right; photo by Noriko Smallwood, 21 June 2020.)*

The nearest study of traffic-caused wildlife mortality was performed along a 2.5-mile stretch of Vasco Road in Contra Costa County, California. Fatality searches in this study found 1,275 carcasses of 49 species of mammals, birds, amphibians and reptiles over 15 months of searches (Mendelsohn et al. 2009). This fatality number needs to be adjusted for the proportion of fatalities that were not found due to scavenger removal and searcher error. This adjustment is typically made by placing carcasses for searchers to find (or not find) during their routine periodic fatality searches. This step was not taken at Vasco Road (Mendelsohn et al. 2009), but it was taken as part of another study next to Vasco Road (Brown et al. 2016). Brown et al.'s (2016) adjustment factors for carcass persistence resembled those of Santos et al. (2011). Also applying searcher detection rates from Brown et al. (2016), the adjusted total number of fatalities was estimated at 9,462 animals killed by traffic on the road. This fatality number projected over 1.25 years and 2.5 miles of road translates to 3,028 wild animals per mile per year. In terms comparable to the national estimates, the estimates from the Mendelsohn et al. (2009) study would translate to 188,191 animals killed per 100 km of road per year, or 22 times

CA 20 Cont

that of Loss et al.'s (2014) upper bound estimate and 53 times the Canadian estimate. An analysis is needed of whether increased traffic generated by the project site would similarly result in local impacts on wildlife.

For wildlife vulnerable to front-end collisions and crushing under tires, road mortality can be predicted from the study of Mendelsohn et al. (2009) as a basis, although it would be helpful to have the availability of more studies like that of Mendelsohn et al. (2009) at additional locations. My analysis of the Mendelsohn et al. (2009) data resulted in an estimated 3,028 animals killed per mile along a county road in Contra Costa County. The estimated numbers of fatalities were 1.75% birds, 26.4% mammals (many mice and pocket mice, but also ground squirrels, desert cottontails, striped skunks, American badgers, raccoons, and others), 67.4% amphibians (large numbers of California tiger salamanders and California red-legged frogs, but also Sierran treefrogs, western toads, arboreal salamanders, slender salamanders and others), and 4.4% reptiles (many western fence lizards, but also skinks, alligator lizards, and snakes of various species). VMT is useful for predicting wildlife mortality because I was able to quantify miles traveled along the studied reach of Vasco Road during the time period of the Mendelsohn et al. (2009), hence enabling a rate of fatalities per VMT that can be projected to other sites, assuming similar collision fatality rates.

CA 20 Cont

Predicting project-generated traffic impacts to wildlife

The DEIR's Air Quality analysis predicts 11,835,469 annual VMT would be generated by the project, which would translate to 12,604,910 annual VMT. During the Mendelsohn et al. (2009) study, 19,500 cars traveled Vasco Road in Contra Costa County daily, so the vehicle miles that contributed to my estimate of non-volant fatalities was 19,500 cars and trucks × 2.5 miles × 365 days/year × 1.25 years = 22,242,187.5 vehicle miles per 9,462 wildlife fatalities, or 2,351 vehicle miles per fatality. This rate divided into the predicted annual VMT would predict 5,034 vertebrate wildlife fatalities per year due to project-generated traffic. However, the area around the project site is not as wild as along Vasco Road in Contra Costa County, so it is reasonable to expect a lower mortality rate caused by project-generated traffic. Nonetheless, even assuming mortality is 10 of the prediction, project-generated traffic would be predicted to kill 503 wild animals yearly. This would still be a large number of animals killed by the project's traffic.

CA 21

Based on my analysis, the project-generated traffic would cause substantial, significant impacts to wildlife. The DEIR does not address this potential impact, let alone propose to mitigate it. Mitigation measures to improve wildlife safety along roads are available and are feasible, and they need exploration for their suitability with the proposed project. Given the predicted level of project-generated traffic-caused mortality, and the lack of any proposed mitigation, it is my opinion that the proposed project would result in potentially significant adverse biological impacts, and that, as the DEIR is currently written, these impacts would be unmitigated.

MITIGATION MEASURES

Before I comment specifically on the mitigation strategy, I will repeat that the formulation of an appropriate mitigation strategy can follow only from an adequate survey effort for wildlife on and around the project site. The characterizations of the plant and wildlife communities need to be sufficiently accurate to accurately characterize the existing environmental setting. This accuracy is needed to formulate the appropriate mitigation strategy.

CA 22

Other than the requirement to pay the MSHCP mitigation fee, the DEIR requires three mitigation measures. Each is titled below, followed by my comment(s).

MM-BIO-1: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection

The burrowing owl is a candidate for listing under the California Endangered Species Act. Due to its changed status, and because the MSHCP has not achieved its burrowing owl conservation objectives (see below), it is advisable to consult with CDFW regarding the burrowing owl before proceeding further with this project.

According to the MSHCP 2023 Annual Report (https://www.wrc-rca.org/document-library/annual-reports/), The MSHCP's Additional Reserve Lands target for the Jurupa Valley Jurisdiction is 890 to 1,870 acres, of which 563 acres had been conserved by the end of 2023. The MSHCP has not met its target in this area. Cumulatively, 3,373 acres had been developed between 2004 and 2023, and during this time, 6,773 acres of habitat had been approved for development, including 440 acres within the Criteria Area. During this period, the amount of grassland developed is 9.3 times the acreage conserved in Rough Step Unit 1. In other words, development has been frontloaded, making it increasingly difficult to achieve the conservation objectives of the MSHCP.

CA 23

Regarding burrowing owls specifically, the 2023 Annual Report of the MSHCP (p. 8-8) states, "The species objectives for Burrowing Owl (*Athene cunicularia hypugaea*) require the conservation of five Core Areas, plus interconnecting linkages, containing a breeding population of 120 Burrowing Owls with no fewer than five pairs in any one Core Area." (https://www.wrc-rca.org/document-library/annual-reports/) In 2022, there were 7 pairs in one Core Area, 4 of which produced a total 4 fledglings (1 fledgling per successful nest attempt). In 2023, this Core Area was down to 5 pairs, of which one succeeded in producing a single fledgling. Another Core area contained 3 pairs in 2022, and 3 fledglings were recorded by one of these pairs. In 2023, this Core Area was down to 2 pairs, one of which produced 5 fledglings. The evidence shows a dismal failure of the MSHCP to conserve burrowing owls, as the documented breeding population was 20 (16.67% of the target) in 2022 and 14 (11.67% of the target) in 2023, and only one (20%) Core Area contained at least five pairs in either year. The MSHCP has failed, and its performance is declining. Relying on the MSHCP to mitigate project impacts on burrowing owls would be a mistake.

MM-BIO-2: Pre-Construction Crotch Bumble Bee Survey

Recommendations for bumble bee surveys are available (CDFW 2023). An important difference between what the DEIR requires and what CDFW (2023) recommends is the timing of the surveys. CDFW (2023:2) writes, "On-site surveys provide the most valuable information for determining potential impacts of proposed projects and activities on the four candidate bumble bee species, and subsequently developing measures to avoid or minimize take of these species." CDFW obviously and appropriately recommends completing the surveys prior to the public circulation of the environmental review document, which in this case would be the DEIR. The DEIR treats the surveys as a preconstruction survey, which CDFW's (2023) recommended surveys are not intended to be.

CA 24

MM-BIO-3: Biological Monitoring

The mitigation language directed to the finding of bird nests during construction monitoring allows a single individual to make a subjective decision, outside the public's view, to determine the no-construction buffer area for any given species. This portion of the measure lacks objective criteria, and it is therefore unenforceable.

CA 25

RECOMMENDED MEASURES

Preconstruction Survey for Nesting Birds: Although ECORP (2024) recommends this measure, the DEIR does not require it. Preconstruction survey for nesting birds provides small conservation benefit relative to the project's impacts to birds, but it is still worthwhile to avoid direct take of nests and nesting bird to the degree feasible. Without this measure, it is my opinion that the project would result in unmitigated significant impacts to birds.

Preconstruction, take-avoidance surveys consist of two steps, both of which are very difficult. Experienced biologists would be needed. Biologist(s) performing the survey would first need to identify birds that are breeding, and then they would need to locate the nests. The first step is typically completed by observing bird behaviors such as food deliveries and nest territory defense. The efficacy of preconstruction nest surveys would increase with more surveys spread throughout whatever portion of the breeding season would precede construction. Even if nests are found and salvaged, however, the conservation benefit would apply only to the breeding season of the survey. After the survey year of the preconstruction survey, nest sites would be lost permanently to the project. The impacts of the project on birds would be permanent and of large magnitude (see my prediction, above, of the lost productive capacity of breeding birds). Mitigation would still be needed for habitat loss.

CA 26

Habitat loss: Should the project go forward, compensatory mitigation is needed for the loss of habitat. Habitat of equal or greater area should be protected as close to the project site as feasible. Payment of the required mitigation fee into the MSHCP would not suffice, because two-thirds of the special-status species at issue are not covered by the MSHCP. Moreover, additional mitigation ton the payment of the MSHCP mitigation

CA 27

fee would be needed for the species that are covered by its ITP because the MSHCP is not performing to expectations.

CA 27 Cont

Bird-Window Collision Mortality: If the project goes forward, it should at a minimum adhere to available Bird-Safe Guidelines, such as those prepared by American Bird Conservancy and New York and San Francisco. The American Bird Conservancy (ABC) produced an excellent set of guidelines recommending actions to: (1) Minimize use of glass; (2) Placing glass behind some type of screening (grilles, shutters, exterior shades); (3) Using glass with inherent properties to reduce collisions, such as patterns, window films, decals or tape; and (4) Turning off lights during migration seasons (Sheppard and Phillips 2015). The City of San Francisco (San Francisco Planning Department 2011) also has a set of building design guidelines, based on the excellent guidelines produced by the New York City Audubon Society (Orff et al. 2007). The ABC document and both the New York and San Francisco documents provide excellent alerting of potential bird-collision hazards as well as many visual examples. The San Francisco Planning Department's (2011) building design guidelines are more comprehensive than those of New York City, but they could have gone further. For example, the San Francisco guidelines probably should have also covered scientific monitoring of impacts as well as compensatory mitigation for impacts that could not be avoided, minimized or reduced.

New research results inform of the efficacy of marking windows. Whereas Klem (1990) found no deterrent effect from decals on windows, Johnson and Hudson (1976) reported a fatality reduction of about 69% after placing decals on windows. In an experiment of opportunity, Ocampo-Peñuela et al. (2016) found only 2 of 86 fatalities at one of 6 buildings – the only building with windows treated with a bird deterrent film. At the building with fritted glass, bird collisions were 82% lower than at other buildings with untreated windows. Kahle et al. (2016) added external window shades to some windowed façades to reduce fatalities 82% and 95%. Brown et al. (2020) reported an 84% lower collision probability among fritted glass windows and windows treated with ORNILUX R UV. City of Portland Bureau of Environmental Services and Portland Audubon (2020) reduced bird collision fatalities 94% by affixing marked Solyx window film to existing glass panels of Portland's Columbia Building. Many external and internal glass markers have been tested experimentally, some showing no effect and some showing strong deterrent effects (Klem 1989, 1990, 2009, 2011; Klem and Saenger 2013; Rössler et al. 2015).

CA 28

Van Doren et al. (2021) found that nocturnal migrants contributed most of the collision fatalities in their study, and the largest predictors of fatalities were peak migration and lit windows. Van Doren et al. (2021) predicted that a light-out mitigation measure could reduce bird-window collision mortality by 60%.

Monitoring and the use of compensatory mitigation should be incorporated at any new building project because the measures recommended in the available guidelines remain of uncertain efficacy, and even if these measures are effective, they will not reduce collision fatalities to zero. The only way to assess mitigation efficacy and to quantify post-construction fatalities is to monitor the project for fatalities.

Road Mortality: Compensatory mitigation is needed for the increased wildlife mortality that would be caused by the project-generated road traffic in the region. I suggest that this mitigation can be directed toward funding research to identify fatality patterns and effective impact reduction measures such as reduced speed limits and wildlife under-crossings or overcrossings of particularly dangerous road segments. Compensatory mitigation can also be provided in the form of donations to wildlife rehabilitation facilities (see below).

CA 29

Fund Wildlife Rehabilitation Facilities: Compensatory mitigation ought also to include funding contributions to wildlife rehabilitation facilities to cover the costs of injured animals that will be delivered to these facilities for care. Many animals would likely be injured by collisions with automobiles traveling to and from the buildings.

CA 30

Landscaping: If the project goes forward, California native plant landscaping (i.e., grassland and locally appropriate scrub plants) should be considered to be used as opposed to landscaping with lawn and exotic shrubs and trees. Native plants offer more structure, cover, food resources, and nesting substrate for wildlife than landscaping with lawn and ornamental trees. Native plant landscaping has been shown to increase the abundance of arthropods which act as important sources of food for wildlife and are crucial for pollination and plant reproduction (Narango et al. 2017, Adams et al. 2020, Smallwood and Wood 2022.). Further, many endangered and threatened insects require native host plants for reproduction and migration, e.g., monarch butterfly. Around the world, landscaping with native plants over exotic plants increases the abundance and diversity of birds, and it is particularly valuable to native birds (Lerman and Warren 2011, Burghardt et al. 2008, Berthon et al. 2021, Smallwood and Wood 2022). Landscaping with native plants is a way to maintain or to bring back some of the natural habitat and lessen the footprint of urbanization by acting as interconnected patches of habitat for wildlife (Goddard et al. 2009, Tallamy 2020). Lastly, not only does native plant landscaping benefit wildlife, it requires less water and maintenance than traditional landscaping with lawn and hedges.

CA 31

Thank you for your consideration,



CA 32

Shawn Smallwood, Ph.D.

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CA
33
Cont

EXHIBIT B

August 13, 2025
25224-00

Kylah Staley
Lozeau Drury LLP
1939 Harrison St., Suite 150
Oakland, CA 94612

Subject: **Review of Air Quality and Greenhouse Gas Emissions Impacts Analyzed for the Wineville Development Project, City of Jurupa Valley, California.**

Dear Ms. Kylah:

Baseline Environmental Consulting (Baseline) has reviewed the air quality analysis included in the Draft Environmental Impact Report (DEIR) for the Wineville Development Project (project) located in the City of Jurupa Valley, California. The purpose of our review was to determine whether potential environmental impacts related to air quality and greenhouse gas (GHG) emissions were appropriately evaluated and disclosed to the public. Based on our review, we have identified flaws in the analysis used to support the significance determinations for the DEIR, as described in detail below.

CB 1

AIR QUALITY HEALTH RISKS TO SENSITIVE RECEPTORS

Project construction would generate diesel particulate matter (DPM) emissions from the exhaust of off-road diesel equipment that could pose a health risk to nearby sensitive receptors. The California Air Resources Board has identified DPM as a toxic air contaminant (TAC) based on its potential to cause cancer and other adverse health effects.[1] Adverse health effects associated with particulate matter can vary based on factors such as particle size, source, and chemical composition. DPM is typically composed of carbon particles and a variety of organic compounds including more than 40 known cancer-causing organic substances.

CB 2

Sensitive receptors near the project site could be exposed to DPM emissions generated during project construction. As discussed in the DEIR (page 4-216), nearby sensitive receptors include residences to the south (as close as 25 feet), west (as close as 80 feet), and north (as close and 120 feet) of the project site. However, the DEIR did not provide a quantitative assessment of the health

[1] California Air Resources Board, 1998. Initial Statement of Reasons for Rulemaking; Proposed Identification of Diesel Exhaust as a Toxic Air Contaminant, June.

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risks to nearby sensitive receptors exposed to DPM emissions generated during project construction.

According to the Office of Environmental Health Hazard Assessment (OEHHA), cancer risk should not be estimated for projects lasting less than two months due to the uncertainty in assessing very short-term exposures.[2] The duration of project construction is expected to last 46 months (DEIR page 3-12), which is substantially longer than the two-month limitation for short-term exposures recommended by OEHHA. OEHHA also states that there is valid scientific concern that the rate of short-term exposure may influence the risk – in other words, a higher exposure to a carcinogen over a short period of time may be a greater risk than the same total exposure spread over a much longer period. Therefore, a health risk assessment should be performed to estimate the incremental increase in cancer risk for nearby sensitive receptors exposed to short-term DPM emissions during project construction in accordance with the OEHHA guidance.

CB 2 Cont

UNSUBSTANTIATED ANALYSIS OF CONSTRUCTION HEALTH RISKS

Regarding the exposure of sensitive receptors to substantial TAC emissions, Air Quality & Greenhouse Gas Emissions Assessment in Appendix B of the DEIR states the following on page 28:

> *For construction activity, DPM is the primary TAC of concern. PM_{10} exhaust is considered a surrogate for DPM as all diesel exhaust is considered to be DPM. As with O_3 and NO_x, the Project would not generate emissions of PM_{10} or $PM_{2.5}$ that would exceed the SCAQMD's thresholds. Accordingly, the Project's PM_{10} and $PM_{2.5}$ emissions are not expected to cause any increase in related regional health effects for these pollutants. … Furthermore, the Project has been evaluated against the SCAQMD's LSTs for construction. As previously stated, LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative and can be used to assist lead agencies in analyzing localized impacts associated with Project-specific level of proposed projects. The SCAQMD Environmental Justice Enhancement Initiative program seeks to ensure that everyone has the right to equal protection from air pollution. The Environmental Justice Program is divided into three categories, with the LST protocol promulgated under Category I: Further-Reduced Health Risk. As shown in Table 2-8, the emissions of pollutants on the peak day of construction would not result in significant concentrations of pollutants at nearby sensitive receptors. Thus, the fact that onsite Project construction emissions would be generated at rates below the LSTs for NO_x, CO, PM_{10}, and $PM_{2.5}$ demonstrates that the Project would not adversely impact vicinity sensitive receptors.*

CB 3

[2] Office of Environmental Health Hazard Assessment (OEHHA). 2015. Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments. February.

BASELINE ENVIRONMENTAL CONSULTING

The DEIR states that, because the project's construction criteria air pollutant emissions would not exceed the South Coast Air Quality Management District's (SCAQMD's) regional and localized significance thresholds, it would not adversely impact nearby sensitive receptors. However, the SCAQMD's regional and localized significance thresholds only apply to criteria air pollutants and were not designed to evaluate localized health risks from exposure to DPM. It is important to note that the toxicities of DPM and ambient particulate matter are not equal.

As stated in the SCAQMD's Localized Significance Threshold Methodology,[3] the local significance thresholds "represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard." In California, only about 8 percent of the average ambient fine particulate matter ($PM_{2.5}$) concentration in outdoor air is comprised of DPM.[4] While the federal and state ambient air quality standards established for coarse particulate matter (PM_{10}) and $PM_{2.5}$ were designed to be protective of human health for ambient conditions, these standards are not representative of particulate matter emissions from construction that contain significantly higher concentrations of DPM than typical ambient concentrations due to the exhaust from diesel-powered construction equipment. Therefore, there is no substantial evidence to support the use of the SCAQMD's localized significance threshold for PM_{10} and $PM_{2.5}$ to evaluate potential health risks to sensitive receptors exposed to DPM from the exhaust of diesel-powered construction equipment.

CB 3 Cont

CONSISTENCY WITH THE 2022 SCOPING PLAN

In December 2022, the California Air Resources Board adopted the *2022 Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan), which identifies strategies for achieving California's long-term climate goal of carbon neutrality by 2045 or earlier. As described in the DEIR (page 4-150), Appendix D of the 2022 Scoping Plan includes guidance for residential projects to align with the State's long-term climate goals, with a focus on the following three priority areas:

- Transportation electrification,
- Vehicle miles travelled (VMT) reduction, and
- Building decarbonization.

In the absence of a climate action plan that adequately addresses the State's long-term climate goals, Appendix D of the 2022 Scoping Plan indicates that residential projects with all the key project attributes summarized in **Table 1** would accommodate growth in a manner consistent with the State's long-term climate goals. These project attributes are intended as a guide to help local

CB 4

[3] South Coast Air Quality Management District (SCAQMD), 2003 (revised 2008). Final Localized Significance Threshold Methodology. July.
[4] California Air Resources Board (CARB), 2023. Overview: Diesel Exhaust & Health. https://ww2.arb.ca.gov/resources/overview-diesel-exhaust-and-health. Accessed April 1,2023.

jurisdictions qualitatively identify those residential projects that are ***clearly*** consistent with the State's climate goals, since these attributes address the largest sources of operational emissions for residential projects. CB 4 Cont

According to the Air Quality & Greenhouse Gas Emissions Assessment in Appendix B of the DEIR, the project would include 916 parking spaces. As a result, the project would provide a residential parking supply ratio of approximately 3.5 parking spaces per dwelling unit,[5] which exceeds the maximum threshold of 1.0 parking spaces per dwelling unit recommend in the 2022 Scoping Plan. Page 4-212 of the DEIR states that the project would "provide a range of housing opportunities in a diverse mix of neighborhoods to support an array of housing choices for a variety of population, lifestyles, and family groups"; however, the project has not committed to providing at least 20 percent affordable housing as recommend in the 2022 Scoping Plan. Therefore, the project does not appear to be consistent with the VMT reduction goals of the 2022 Scoping Plan described in **Table 1**. CB 5

According to page 3-14 of the DEIR, the project would connect to and use natural gas. Therefore, the project does not appear to be consistent with the building decarbonization goals of the 2022 Scoping Plan described in **Table 1**. CB 6

Overall, the project appears to conflict with the 2022 Scoping Plan because it is not consistent with all the key attributes for a residential project summarized in **Table 1**. Therefore, the project would have a significant impact by conflicting with the goals of the 2022 Scoping Plan that are designed to achieve the State's carbon neutrality goal by 2045 or earlier. CB 7

[5] 916 parking spaces / 232 residential units = 3.5 parking spaces / residential unit

BASELINE ENVIRONMENTAL CONSULTING

Ms. Kylah Staley
August 13, 2025
Page 5

Table 1. Project Consistency with Key Residential and Mixed-Use Project Attributes of the 2022 Scope Plan to Reduce GHGs

Priority Areas	Key Project Attribute	Project Consistency
Transportation Electrification	Provides electric vehicle (EV) charging infrastructure that, at minimum, meets the most ambitious voluntary standard in the California Green Building Standards Code at the time of project approval.	Consistent
VMT Reduction	Is located on infill sites that are surrounded by existing urban uses and reuses or redevelops previously undeveloped or underutilized land that is presently served by existing utilities and essential public services (e.g., transit, streets, water, sewer).	Consistent
	Does not result in the loss or conversion of natural and working lands.	Consistent
	Consists of transit-supportive densities (minimum of 20 residential dwelling units per acre), or is in proximity to existing transit stops (within a half mile), or satisfies more detailed and stringent criteria specified in the region's Sustainable Communities Strategy.	Consistent
	Reduces parking requirements by: Eliminating parking requirements or including maximum allowable parking ratios (i.e., the ratio of parking spaces to residential units or square feet); or providing residential parking supply at a ratio of less than one parking space per dwelling unit; or for multifamily residential development, requiring parking costs to be unbundled from costs to rent or own a residential unit.	**Not Consistent**
	At least 20 percent of units included are affordable to lower-income residents.	**Not Consistent**
	Results in no net loss of existing affordable units	Consistent
Building Decarbonization	Uses all-electric appliances without any natural gas connections and does not use propane or other fossil fuels for space heating, water heating, or indoor cooking.	**Not Consistent**

Source: Appendix D of the 2022 Scoping Plan.

CB 8

BASELINE ENVIRONMENTAL CONSULTING

Ms. Kylah Staley
August 13, 2025
Page 6

CONCLUSIONS

In summary, the DEIR failed to evaluate health risks to nearby sensitive receptors exposed to DPM emissions during construction and did not properly evaluate the project's consistency with the 2022 Scoping Plan to demonstrate how the project would do its fair share to achieve the State's long-term climate action goal for carbon neutrality by 2045 or earlier. Therefore, the project could have a potentially significant impact related to air quality and GHG emissions. The DEIR should be revised to properly evaluate the project's impacts related to air quality and GHG emissions. In addition, mitigation measures should be evaluated and implemented to reduce potentially significant impacts related to air quality and GHG emissions to a less-than-significant level.

CB
9

Sincerely,

Patrick Sutton
Principal Environmental Engineer

Yilin Tian, PhD
Environmental Engineer

ATTACHMENT A

Staff Resumes

Patrick Sutton, P.E.

BASELINE ENVIRONMENTAL CONSULTING

Principal Environmental Engineer



Areas of Expertise

Air Quality, GHGs, Noise, Hazardous Materials, Geology, and Hydrology

Education

M.S., Civil and Environmental Engineering, University of California – Davis

B.S., Environmental Science, Dickinson College

Registration

Professional Engineer No. 13609 (RI)

Years of Experience

20 Years

Patrick Sutton is an environmental engineer who specializes in the assessment of hazardous materials released into the environment. Mr. Sutton prepares technical reports in support of environmental review, such as Phase I/II Environmental Site Investigations, Air Quality Reports, and Health Risk Assessments. He has prepared numerous CEQA/NEPA evaluations for air quality, GHGs, noise, energy, geology, hazardous materials, and water quality related to residential, commercial, and industrial projects, as well as large infrastructure developments. His proficiency in a wide range of modeling software (AERMOD, CalEEMod, RCEM, CT-EMFAC) as well as relational databases, GIS, and graphics design allows him to thoroughly and efficiently assess and mitigate environmental concerns.

For mixed-use development projects, Mr. Sutton has prepared health risk assessments for sensitive receptors exposed to toxic air contaminants based on air dispersion modeling. For large transportation improvement projects, Mr. Sutton has prepared air quality and hazardous materials technical reports in accordance with Caltrans requirements. The air quality assessments include the evaluation of criteria air pollutants, mobile source air toxics, and GHG emissions to support environmental review of the project under CEQA/NEPA and to determine conformity with the State Implementation Plan. The hazardous materials investigations include sampling and statistically analysis of aerially-deposited lead adjacent to highway corridors. Mr. Sutton is also an active member of ASTM International and is the author of the Standard Practice for Low-Flow Purging and Sampling Used for Groundwater Monitoring.

Project Experience

Alameda CTC I-80/Ashby Avenue Interchange Improvements. Prepared Phase I/II ESAs to evaluate contaminants of potential concern in soil and groundwater. Prepared Air Quality Report to determine the project's conformity to federal air quality regulations and support CEQA/NEPA environmental review.

Oakland Downtown Specific Plan EIR. Prepared a program- and project-level Air Quality and GHG Emissions analysis. Developed a mitigation measure with performance standards to ensure GHG emissions from future projects comply with the Citywide 2030 GHG reduction target.

CCTA I-680 Express Lanes from SR 84 to Alcosta Boulevard Project. Prepared Initial Site Assessment and Preliminary Site Investigation to evaluate contaminants of potential concern in soil and groundwater. Prepared Air Quality Report to determine the project's conformity to federal air quality regulations and to support environmental review of the project under CEQA and NEPA.

Altamont Corridor Expressway (ACE/Forward) Project EIR/EIS. Prepared a program- and project-level Hazardous Materials analysis for over 120 miles of railroad corridor from San Jose to Merced. Hazardous materials concerns, such as release sites, petroleum pipelines, agricultural pesticides, and nearby school sites were evaluated in GIS.

BART Silicon Valley Extension Project. Prepared Initial Site Assessment and Hazardous Materials EIS/EIR section for extending 6 miles of proposed BART service through the Cities of San Jose and Santa Clara.

Yilin Tian, Ph.D.

BASELINE ENVIRONMENTAL CONSULTING

Project Environmental Engineer



Areas of Expertise

Air Quality, GHG, Noise, Energy, and Environmental Compliance

Education

Ph.D./M.S., Environmental Science and Engineering, Clarkson University

B.S., Environmental Science, Beijing University of Technology

Registrations/Certifications

40-hour HAZWOPER training

Engineer-In-Training, No. 167986

Years of Experience

13 Years

Yilin Tian is an environmental engineer who specializes in the analysis of air quality and human exposure to toxic air contaminants. She has extensive experience conducting environmental reviews under NEPA and CEQA, focusing on air quality, greenhouse gas (GHG) emissions, noise and vibration, and energy impacts. Yilin is familiar with federal, state, and local environmental regulations and guidelines related to NEPA/CEQA review. She has worked on variety of land uses development projects, including large mixed-use infill, wetland restoration, quarry use modification, levee improvement, and highway expansion projects. In addition, she has collaborated with agencies such as SFPUC, CPUC, and EBMUD. Yilin is experienced with preparing health risk assessments for sensitive receptors exposed to toxic air contaminants during construction and operation. Yilin is proficient with air pollution models (e.g., CalEEMod , AERMOD, and CT-EMFAC), noise models (e.g., FHWA TNM, FHWA RCNM, and SoundPLAN), geospatial data analysis, and database management.

Besides NEPA/CEQA studies, Yilin has worked with the Bay Area Air Management District (BAAQMD) to improve existing emissions estimation techniques and update emission inventories related to wood-burning devises and ammonia emissions in the Bay Area. Her strong background in statistics and air pollutants emissions allows her to process and analyze data properly and efficiently.

Yilin has assisted the City of Berkeley and the San Francisco Public Utilities Commission (SFPUC) with environmental compliance and mitigation monitoring, including reviewing submittals and performing environmental field inspections. Beyond that, Yilin has experience with Phase I Environmental Site Assessments, air monitoring, and noise monitoring.

Project Experience

Potrero Yard Modernization Project EIR. Prepared Supplemental Air Quality, HRA, and Noise and Vibration analysis for the refined project design of the Potrero Yard Modernization Project.

Belvedere Seismic Upgrade Project EIR. Prepared Air Quality, GHG Emissions, and Noise and Vibration analysis for the installation of sheet piling along specific roadway segments in an area of existing levees in Belvedere.

Saratoga Housing Element Update EIR. Prepared noise and vibration analysis for the Saratoga General Plan Housing Element Update.

I-80/Ashby Avenue Interchange Improvement Project. Prepared Air Quality Report to determine the project's conformity to federal air quality regulations and to support environmental review of the project under CEQA and NEPA.

Residential Wood Combustion for San Francisco Bay Area. Updated the methodology and datasets used by the BAAQMD to quantify residential wood combustion emissions within the San Francisco Bay Area Air Basin.

Environmental Compliance Monitoring for the City of Berkeley. Reviewed noise reduction plans submitted by the developers against the requirements of the MMRP and standard conditions of approval.

Responses to Letter C

Comment Letter C was withdrawn by the commenter per the attached Comment Letter D. Lozeau Drury stated that SAFER reached an agreement with the Project Applicant to resolve the issues raised in their comment letter and as such individual responses are not being provided.

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September 4, 2025

VIA EMAIL

COMMENT LETTER D

Reynaldo Aquino, Senior Planner
Development Services
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
raquino@jurupavalley.org

Re: Withdrawal of Comments on Draft Environmental Impact Report, MA22248 Wineville Development Project (SCH 2024090808)

Dear Mr. Aquino:

This letter is submitted on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding SAFER's August 13, 2025, comments on the Draft Environmental Impact Report ("DEIR") prepared for the MA22248 Wineville Development Project (SCH 2024090808) which proposes the construction of 232 residential units and 24,000 SF of commercial/retail space within the approximately 33-acre site located at located at cross streets of Wineville Avenue and Limonite Street in the City of Jurupa Valley ("Project").

SAFER is pleased to announce that they have reached an agreement with the Developer to resolve the issues raised in their appeal of the Project. Pursuant to the agreement, the Developer has agreed to implement additional measures to further protect the environment. SAFER therefore withdraws its August 13, 2025, comments filed with the City, and urges the City to approve the Project.

Sincerely,

Kylah Staley
LOZEAU | DRURY LLP

3.0-ADDITIONS, CORRECTIONS, & CHANGES TO THE DRAFT EIR

3.1 Introduction

This section contains revisions to the DEIR based upon (1) additional or revised information required to prepare a response to a specific comment; (2) applicable updated information that was not available at the time of DEIR publication; and/or (3) typographical errors. Changes made to the DEIR are identified here in ~~strikeout text~~ to indicate deletions and in **bold underlined text** to signify additions.

3.2 DEIR Revisions In Response To Written Comments

One comment received on the DEIR from Caltrans requesting a queueing analysis resulted in additions, corrections, changes, or revisions to the DEIR. As indicated in Comment Letter A Response to Comment A3 a Queueing analysis has been included in the responses to comments and has been inserted as Appendix N-1 to the Environmental Impact Report (EIR). Queues are not anticipated to back into the freeway mainline for any analysis scenario. Additionally, the Queueing analysis has been included as an Appendix to this Final EIR.

3.3 Updated Information That Was Not Available At Time Of DEIR Publication

No updated information is included that was not available at the time of the DEIR Publication.

3.4 DEIR Corrections to Typographical Errors

The minor Draft EIR revisions identified below are provided to correct typographical errors found by the City following the public review period. None of the information contained in this section constitutes significant new information or changes to the analysis or conclusions of the Draft EIR. There were no new significant environmental impacts identified following circulation of the Draft EIR. Likewise, there were no substantial increases in the severity of environmental impacts identified after circulation of the Draft EIR. Therefore, recirculation of the Draft EIR is not required because the new information added to the EIR through these modifications clarifies or amplifies information already provided in the already adequate Draft EIR.

Section 4.1 Aesthetics

p. 4-12

PPP 4.1-4 As required by Jurupa Valley Municipal Code section 9.115.040 provides development standards for the General Commercial Zone (C-1/C-P) that include, but are not limited to, development standards for setbacks, building heights, automobile storage space, and roof mounted equipment screening.

Section 4.8 GHG Emissions

p. 4-147

However, the following mitigation measures through implementation would reduce GHG emissions, and ~~test~~ **the** measures represent the only feasible mitigation measures that could be imposed, and after diligent analysis, the City of Jurupa Valley has determined that no other feasible mitigation measures exist:

Section 4.9 Hazards & Hazardous Materials

p. 4-162

Additionally, the Riverside County Department of Environmental Health (RCDEH) implements the Hazardous Materials Business Plan (Business Plan) program future ~~industrial and~~ commercial land use occupants will be required to develop a Business Plan. The Business Plan is required to contain basic information on the location, type, quantity, and health risks of hazardous materials stored, used, or disposed of on development sites.

p. 4-164

Additionally, if future commercial tenants require the handle~~s~~**ing** or stor~~in~~**g** *of* hazardous materials in quantity equal to or greater than the amounts specified by Health and Safety Code §25507, PPPs 4.9-1 through 4.9-3 would apply and reduce potential impacts to less than significant.

p. 4-170

Similarly, any other developments in the Project vicinity proposing the construction of uses ~~f~~or the potential for use, storage, or transport of hazardous materials also would be required to comply with the same federal, State, and local regulations as the Project, which would preclude potential adverse impacts related to hazardous materials.

Section 4.10 Hydrology & Water Quality

p. 4-182

These include existing regulatory requirements, such as plans, policies, or programs which effectively reduce impacts regarding ~~human remains~~ alteration of existing drainage patterns, streams, or rivers that would increase runoff, erosion, or flooding. These requirements are included in the Project's MMRP to ensure compliance:

Section 4.11 Land Use & Planning

p. 4- 207

Consistent: As discussed in Section ~~4.13~~ **4.12**, Noise, …

Consistent: As detailed in Section ~~4.17~~ **4.16**, Transportation, …

p. 4-208

Consistent: As discussed in Section ~~4.17~~ **4.16**, Transportation, …

Consistent**:** As detailed in Section ~~4.18~~ **4.17**, Tribal Cultural Resources, …

p. 4-209

Consistent: As discussed in Subsection ~~4.19~~ **4.18**, Utilities and Service Systems, …

p. 4-210

Consistent: As discussed in Section ~~4.17~~ **4.16**, Transportation, …

Additionally, as discussed in Section ~~4.8~~ **4.9**, Hazards and Hazardous Materials, …

Section 4.12 Noise

Table ~~4.13-6~~ **4.12-6** presents the expected Project related vibration levels at a distance of 267 feet.

4.0-NO RECIRCULATION OF THE DRAFT EIR REQUIRED

CEQA Guidelines §15088.5 describes the conditions under which a DEIR that was circulated for public review is required to be re-circulated for additional public review and comment. CEQA Guidelines §15088.5 states that new information added to a DEIR is not significant unless the DEIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation includes, for example, a disclosure showing that:

a. A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.

b. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

c. A feasible project alternative or mitigation measure considerably different from the others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.

d. The DEIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

As there were no public comments received that resulted in additions, corrections, or changes to the text or analysis contained in the DEIR. There are no new significant environmental effects or substantial increases in the severity of environmental effects that were disclosed in the DEIR. Based on the fact that no comments received on the DEIR resulted in revisions to the Project's mitigation measures. Additionally, all conclusions within the DEIR were supported by evidence provided within the DEIR or the administrative record for the proposed Project.

Based on the foregoing, recirculation of the DEIR is not warranted according to the guidance set forth in §15088.5 of the CEQA Guidelines.

5.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: MA22248 Wineville Development Project

DATE: September 26, 2025

PROJECT MANAGER: Reynaldo Aquino, Senior Planner

PROJECT LOCATION: The Project site area is approximately 33 acres and is located at the southeast intersection of Limonite Avenue and Wineville Avenue within the City of Jurupa Valley and County of Riverside, California. The site is bordered by Limonite Avenue to the north, Wineville Avenue to the west, 63rd Street to the south, and a commercial self-storage center to the east. The Project site includes portions of Assessor's Parcel Numbers (APNs): 157-250-011 and 157-250-013. APN 157-250-012 is Day Creek Channel and not part of the Proposed Project.

PROJECT DESCRIPTION: The Project proposes to develop a multiple use project consisting of both residential and commercial uses. The proposed Project includes a total of 232 residential units and 24,000 SF of commercial/retail space within the approximately 33-acre site.

The residential portion of the Project would develop approximately 29 of the site's acres for a density of 8 dwelling units per acre (du/acre). The residential units will be a mix of 57 single-family detached homes, with lots averaging 5,000 square feet, located on the north side of 63rd Street. On the western portion of the residential area will be 102 rowtown units designed as 3 and 4 plex units on lots averaging 5,000 square feet. On the eastern portion of the residential area will be 73 cluster units (these units are grouped around larger open space lots in return for approval of smaller individual lots) on lots averaging 5,000 square feet.

Required Entitlements.

General Plan Amendment No. 22006 to change the land use designation on the western side of parcel APN 157-250-011 from CR (Commercial Retail) to MHDR (Medium High Density Residential).

Change of Zone No. 22006 to change the current Planned Unit Development (PUD) to reflect the changes proposed by the Project. Changes include moving commercial uses exclusively to 4-acres on the west side of parcel APN 157-250-013, and changes to reflect the residential uses for parcels APN 157-250-011 and 157-250-013 is required as to reflect the changes to the existing PUD-1.

Tentative Tract Map No. 38541 to subdivide approximately 33 acres into 24,000 square feet of commercial/retail space and 232 residential lots with a mix of 57 single family detached homes, 102 rowtown units, and 73 cluster units.

Site Development Permit No. 22072 proposing changes in land use and new construction

- ***Plans, Policies, or Programs (PPP)*** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of 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 requirements of CEQA.

Any applicable Plans, Policies, or Programs (PPP) were assumed and accounted for in the assessment of impacts for each issue area. Mitigation Measures were formulated only for those issue areas where the results of the impact analysis identified significant impacts. All three types of measures described above will be required to be implemented as part of the Project.

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
AESTHETICS			
PPP 4.1-1 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106.8 Light Pollution Reduction meeting the requirements for reducing backlight, uplight, and glare impacts.	Project Applicant / City of Jurupa Valley	During Project Design. Prior to the issuance of building permits	
PPP 4.1-2 As required by Jurupa Valley Municipal Code section 7.50.010, all utilities serving and within the Project site shall be placed underground unless exempted by this section.	Project Applicant / City of Jurupa Valley	During Project Design. Prior to the issuance of building permits	
PPP 4.1-3 As required by Jurupa Valley Municipal Code section 9.238.060 provides development standards for the Planned Unit Development Zone (PUD) that include, but are not limited to, development standards for lot size, setbacks, building heights, screening, and landscaping.	Project Applicant / City of Jurupa Valley	During Project Design. Prior to the issuance of building permits	
PPP 4.1-4 As required by Jurupa Valley Municipal Code section 9.115.040 provides development standards for the General Commercial Zone (C-1/C-P) that include, but are not limited to, development standards for setbacks, building heights, automobile storage space, and roof mounted equipment screening.	Project Applicant / City of Jurupa Valley	During Project Design. Prior to the issuance of building permits	
AIR QUALITY			
PPP 4.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "*Fugitive Dust*." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Project Applicant / City of Jurupa Valley /South Coast Air Quality Management District (SCAQMD)	During grading	
PPP 4.3-2 The Project is required to comply with the provisions of South Coast Air Quality District Rule 431.2, "*Sulphur Content and Liquid Fuels*." The purpose of this rule is to limit the sulfur content in diesel and other liquid fuels for the purpose of both reducing the formation of sulfur oxides and particulates during combustion and to enable the use of add-on control devices for diesel fueled internal combustion engines.	Project Applicant / City of Jurupa Valley /South Coast Air Quality Management District (SCAQMD)	During construction	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 4.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113*, "Architectural Coatings*". Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.	Project Applicant / City of Jurupa Valley /South Coast Air Quality Management District (SCAQMD)	During construction and on-going	
PPP 4.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 *"PM10 Emissions from Paved and Unpaved Roads and Livestock Operations"* and Rule 1186.*1, "Less-Polluting Street Sweepers*." Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.	Project Applicant / City of Jurupa Valley /South Coast Air Quality Management District (SCAQMD)	During construction and on-going	
BIOLOGICAL RESOURCES			
PPP 4.4-1 The Project Applicant is required to pay MSHCP Local Development Mitigation fees as established and implemented by the City of Jurupa Valley Municipal Code Sec. 3.80.070, Western Riverside County Multiple Species Habitat Conservation Plan mitigation fee.	Project Applicant / City of Jurupa Valley	Prior to the issuance of a grading permit	
MM-BIO-1: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection: 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 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	Project Applicant / City of Jurupa Valley	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above shall be necessary. If no burrowing owls are observed during the survey, site preparation and construction activities may begin. If burrowing owl are present, 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, California Department of Fish and Wildlife (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. The qualified biologist and Project Applicant shall coordinate with the City, CDFW, and USFWS to develop a Burrowing Owl Plan to be approved by the City, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to 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			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
implement the Burrowing Owl Plan following CDFW and USFWS review and approval. If active burrowing owl burrows are detected outside the breeding season or during the breeding season and its 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 will 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 City 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. 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.			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
MM-BIO-2: Pre-Construction Crotch Bumble Bee Survey: The Crotch bumble bee is legally protected under the California ESA as a Candidate Species prior to ground-disturbing activities are scheduled to occur, a preconstruction surveys be conducted in accordance with the established survey protocol provided by CDFW. If no such protocol is available and ground-disturbing activities are scheduled to occur during the Crotch bumble bee flight season (February 16 through October 31), then it is recommended a minimum of two Crotch bumble bee preconstruction surveys are conducted by a qualified biologist experienced in identifying the species prior to ground disturbing activities (including vegetation and tree removal). The surveys shall be conducted no more than 14 days and three (3) days prior to ground-disturbing activities and vegetation clearing activities that are to occur during the flight season. Should vegetation removal or ground-disturbing activities be scheduled to begin during the overwintering season (November 1 to February 15), when Crotch bumble bees are not detectable above ground, then four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season (late March through August) immediately prior to start of construction. It is important to note that if Crotch bumble bee is determined to occur within the Project area at any time, coordination with CDFW will be required and the project may need to obtain an Incidental Take Permit under Section 2081 of the California ESA.	Project Applicant / City of Jurupa Valley	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
MM-BIO-3: Biological Monitoring: A qualified biologist shall be present to monitor all initial ground-disturbing and vegetation-clearing activities conducted for the Project. During each monitoring day, the biological monitor shall perform clearance survey "sweeps" at the start of each workday that vegetation clearing takes place to minimize impacts on special- status species with potential to occur. The monitor will be responsible for ensuring that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. Biological monitoring shall take place until the Project site has been completely cleared of any vegetation. If an active bird nest is identified, the biological monitor shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist. If special- status wildlife species are detected during biological monitoring activities and impacts are unavoidable, then consultation with the USFWS and/or CDFW shall be conducted, and a mitigation plan shall be developed to avoid and offset impacts to these species. Mitigation measures may consist of work restrictions and/or additional biological monitoring activities after ground-disturbing activities are complete.	Project Applicant / City of Jurupa Valley	Prior to the issuance of a grading permit	
MM-BIO-4: Conduct a Jurisdictional Delineation. Prior to the issuance of grading permit a formal jurisdictional delineation will be performed within the proposed project footprint and appropriate surrounding buffer to identify and map all wetlands and jurisdictional aquatic resources subject to the jurisdiction of the USACE, SWRCB, RWQCB, or CDFW. If any wetlands and/or jurisdictional aquatic resources are identified, then Mitigation Measures BIO-4a and 4b will be required and implemented.	Project Applicant / City of Jurupa Valley	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
MM-BIO-4a: Flag Westland Environmentally Sensitive Area (ESA) If wetlands or jurisdictional aquatic resources are identified within the project footprint, but will not be affected by the project, then those resources must be clearly marked for avoidance using flagging, fencing, or other appropriate avoidance method prior to project implementation.	Project Applicant / City of Jurupa Valley	Prior to the issuance of a building permits.	
MM-BIO-4b: Obtain Wetlands Permits If wetlands or jurisdictional aquatic resources are identified within the project footprint and would be affected by construction of the project, the appropriate permits will be obtained from the USACE, SWRCB, RWQCB, or CDFW as required. The permittee will implement all measures and conditions included in those permits.	Project Applicant / City of Jurupa Valley	Prior to the issuance of a building permits	
MM-BIO-5: 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. The survey area will include the project impact footprint and a 500-foot buffer where legal access is granted around the disturbance footprint. 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: **1.** 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	Project Applicant / City of Jurupa Valley	Prior to the issuance of a building permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
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. **2.** 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. 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,			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
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.			
CULTURAL RESOURCES			
PPP 4.5-1 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq	Project Applicant / Construction Contractor / City of Jurupa Valley	During Construction.	
MM-CR-1: Archaeological Monitoring: Prior to issuance of grading permits, the Permit Applicant shall provide evidence to the City of Jurupa Valley Community Development Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resource Consultant List maintained by the County of Riverside Planning Department, has been contracted to implement Archaeological Monitoring for the area of impact for the Project. Monitoring shall be conducted in coordination with the Consulting Tribe(s), defined as a Tribe that initiated the tribal consultation process for the Project as provided for in Public Resources Code §21080.3.1(b) ("AB52") and has not opted out of the SB18 or AB 52 consultation process, and has completed SB 18 and/or AB 52 consultation with the City. Monitoring shall address the details of all ground-disturbing activities and provides procedures that must be followed to avoid or reduce potential impacts	Project Applicant / City of Jurupa Valley	Prior to the issuance of grading permits and during construction	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
on cultural, archaeological, and tribal cultural resources to a level that is less than significant. A fully executed copy of the Archaeological Monitoring Agreement shall be provided to the City of Jurupa Valley Planning Department to ensure compliance with this measure. If the resource is significant, Mitigation Measure CR-2 shall apply.			
MM-CR-2: Archeological Treatment Plan: The Project Archaeologist shall prepare and implement a treatment plan to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall be per CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code § 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementing archaeological data recovery excavations to remove the resource and subsequent laboratory processing and analysis. If historic Native American tribal cultural resources are involved, the Treatment Plan shall be coordinated with the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through TCR-3 Mitigation Measure TCR-1 through 3 in Section 4.17.	Project Applicant / City of Jurupa Valley	Prior to the issuance of a grading permit, the complete text of MM CR-1 shall be placed on the grading plan.	
MM-CR-3: Final Report: A final report containing the significance and treatment findings shall be prepared by the Project Archaeologist and submitted to the City of Jurupa Valley Community Development Department and the Eastern Information Center, University of California, Riverside. If a historic tribal cultural resource is involved, a copy shall be provided to the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through 3 in Section 4.17.	Project Applicant / City of Jurupa Valley	Prior to the issuance of a grading permit, the complete text of MM CR-3 shall be placed on the grading plan.	
ENERGY			
PPP 4.6-1 The Project would comply with the California Green Building Standards Code (CalGreen) (Part 11 of Title 24, California Code of	Project Applicant / City of Jurupa Valley	During Project design.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
Regulations). CALGreen is updated on a three-year cycle; the latest 2022 CALGreen became effective January 1, 2023.			
PPP 4.6-2 Require diesel powered construction equipment to turn off when not in use per Title 13 of the California Code of Regulations, § 2449	Project Applicant / Construction Contractor / City of Jurupa Valley	During Construction.	
PPP 4.6-3 Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls and sensors for landscaping according to the City's Water Efficient Landscape requirements (Chapter 9.283 of the City's Municipal Code).	Project Applicant / Construction Contractor / City of Jurupa Valley	During Project design and Construction.	
PPP 4.6-4 The Project shall be designed in accordance with the applicable Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations [CCR], Title 24, Part 6). These standards are updated, nominally every three years, to incorporate improved energy efficiency technologies and methods. The Building Official, or designee shall ensure compliance prior to the issuance of each building permit. The Title 24 Energy Efficiency Standards (§ 110.10(b)1) require all buildings to be designed to have a total area of at least 15 percent (after subtracting any skylights) "solar ready" zone on the roof top that will structurally accommodate later installation of rooftop solar panels. The installation of the solar panels is specific to the end use and will be determined at the time the specific projects are developed. If future building operators pursue providing rooftop solar panels, they will submit plans for solar panels prior to occupancy	Project Applicant / City of Jurupa Valley	During Project design and Construction.	
PPP 4.6-5 The Project shall be designed in accordance with the applicable California Green Building Standards (CALGreen) Code (24 CCR, Part 11). The Building Official, or designee shall ensure compliance prior to the issuance of each building permit. These requirements include, but are not limited to: - Design buildings to be water-efficient. Install water-efficient fixtures in accordance with § 4.303 (residential) and § 5.303 (nonresidential) of the California Green Building Standards Code Part 11.	Project Applicant / City of Jurupa Valley	During Project design and Construction.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
- Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with § 4.408.1 (residential) and § 5.408.1 (nonresidential) of the California Green Building Standards Code Part 11. - Provide storage areas for recyclables and green waste and adequate recycling containers located in readily accessible areas in accordance with § 4.410 (residential) and § 5.410 (nonresidential) of the California Green Building Standards Code Part 11. - Provide designated parking for any combination of low-emitting, fuel efficient and carpool/van pool vehicles. At least eight percent of the total parking spaces are required to be designated in accordance with § 5.106.5.2 (nonresidential), Designated Parking for Clean Air Vehicles, of the California Green Building Standards Code Part 11. To facilitate future installation of electric vehicle supply equipment (EVSE), residential construction shall comply with §4.106.4 (residential electric vehicle charging) of the California Green Building Standards Code Part 11 and nonresidential construction shall comply with § 5.106.5.3 (nonresidential electric vehicle charging) of the California Green Building Standards Code Part 11.			
PPP 4.6-6 The Project shall implement sustainable construction and technology concepts (City of Jurupa Valley, 2022). - Shade structures and trees that produce large canopies should be used to reduce heat island effects. In addition, roof and paving materials should be utilized that possess a high level of solar reflectivity. - Reduce the 'heat-island' effect by incorporating lighter paving materials where possible and light roofing materials on all structures. Recycled and other environmentally friendly building materials should be used to the maximum extent practicable.	Project Applicant / City of Jurupa Valley	During Project design and Construction.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
GEOLOGY			
PPP 4.7-1 As required by Municipal Code Section 8.05.010, the Project shall comply with the most recent edition of the *California Building Code* which requires the Project to comply with the approved recommended seismic design requirements contained in the Project Specific Geotechnical Evaluation, and be incorporated in the construction of each structure, to preclude significant adverse effects associated with seismic hazards.	Project Applicant / Construction Contractor / City of Jurupa Valley	During Project design and Construction.	
PPP 4.7-2 Ensure Implementation of Geotechnical Investigation Recommendations. As required by Municipal Code § 8.05.010, the Project shall comply with the most recent edition of the California Building Code which requires the Project to comply with the approved recommended seismic design requirements contained in the Project's Geotechnical Evaluation, approved by the City, and be incorporated in the construction of each structure, to preclude significant adverse effects associated with seismic hazards.	Project Applicant / Construction Contractor / City of Jurupa Valley	During Project design and Construction.	
PPP 4.6-3 Prepare and Implement Stormwater Pollution Prevention Plan. As required by Municipal Code Chapter 6.05, Storm Water/Urban Runoff Management and Discharge Controls, prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan (SWPPP). Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.	Project Applicant / Construction Contractor / City of Jurupa Valley	During Project design and Construction.	
MM-GEO-1: Paleontological Monitoring. Prior to the issuance of grading permits, a qualified Paleontologist shall be retained to conduct monitoring as necessary during ground-disturbing activities such as vegetation removal, grading, and other excavations related to the project. The Paleontologist shall be present at the pre-grade conference and shall establish a schedule for paleontological resource surveillance based on the nature of planned activities. The Paleontologist shall	Project Applicant / Construction Contractor / City of Jurupa Valley	During Project Construction.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
establish, in cooperation with the lead agency, procedures for temporarily halting or redirecting work, if any is ongoing, to permit the sampling, identification, and evaluation of cultural resources as appropriate. If the paleontological resources are found to be significant, the Paleontologist/Monitor shall determine appropriate actions, in cooperation with the lead agency, for exploration and/or salvage. Significant sites that cannot be avoided will require data recovery measures and shall be completed upon approval of a Data Recovery Plan.			
MM-GEO-2: Paleontological Resource Impact Management Plan. The following note shall be added on any grading plan: "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 the area to be graded. 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. Excavation and grading shall be monitored by a paleontological monitor following the PRIMP. The performance standards set forth in the PRIMP shall include: a. 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. b. 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	Project Applicant / Construction Contractor / City of Jurupa Valley	During Project Construction.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
assess the find for significance and adjust the level of monitoring if needed. c. 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. d. 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. e. 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			
GREENHOUSE GAS EMISSIONS			
PPP 4.8-1 As required by Municipal Code Chapter 8.05, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Energy Code, (Part 6 of Title 24 of the California Code of Regulations) and the California Green Building Standards Code, 2019 Edition (Part 11 of Title 24 of the California Code of Regulations).	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of building permits. During Project Construction	
PPP 4.8-2 As required by Municipal Code Section 9.283.010, *Water Efficient Landscape Design Requirements,* prior to the approval of landscaping plans, the Project proponent shall prepare and submit landscape plans that demonstrate compliance with this section.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of building permits. During Project Construction.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
MM-GHG-1: Residential Electric Vehicle Charging Infrastructure: Prior to the issuance of occupancy permits the City shall verify that the following electric vehicle charging infrastructure has be installed: Single Family Home/Condo/Townhouse with attached garage. For each dwelling unit a dedicated 208/240-volt branch circuit (40 amperes minimum) shall be installed in the garage.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of certificate of occupancy. During Project Construction	
MM-GHG-2: Bus Shelter Installation: Prior to the issuance of occupancy for the residential development, the Project applicant shall install 2 new bus shelters at the proposed bus turnouts.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of certificate of occupancy. During Project Construction	
MM-GHG-3: Energy Star Appliances: Prior to the issuance of the residential building permits the City Public Works and Engineering Department shall verify that where residential appliances are installed shall be "Energy Star" rated appliances (or other equivalent technology) for clothes washers, dish washers, refrigerators, and ceiling fans.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of certificate of occupancy. During Project Construction	
MM-GHG-4: High Efficacy Lighting: Prior to issuance of residential and non-residential building permits the City's Building and Safety Department shall verify that all in unit fixtures installed in residential and non-residential buildings will be high efficacy lighting. High efficacy lighting includes compact fluorescent lamps (CFLs) light emitting diodes (LEDs), and other light bulbs that provide an energy efficiency of at least 40 lumens/watt for 15 watt or less fixtures, or 50 lumens/watt for fixtures above 15 watts to 40 watts.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of building permits. During Project Construction	
MM-GHG-5: Available Public Transit Notice*:* 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 material describing available public transit, ridesharing, and nonmotorized 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	Project Applicant / City of Jurupa Valley	Upon residential units being sold, offered for sale, of rented.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
Valley Community Development Department for review prior to the issuance of the first certificate of occupancy.			
MM-GHG-6: Broadband Infrastructure: Prior to the first residential certificate of occupancy the developer shall install broadband infrastructure or other communications technologies that encourage telecommuting and working from home, which reduces mobile source emissions. The applicant shall submit documentation confirming the installations to the City Building and Safety Department for verification prior to occupancy.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of certificate of occupancy. During Project Construction	
MM-GHG-7: Outdoor Electrical Outlets*:* Prior to the issuance of the residential building permits the developer shall offer electrical outlets on patios, applicable to residential units that have patios in accordance with the CBC, which reduces area source emissions. The City Community Development Department shall verify architectural plans for implementation of the outdoor electrical outlet requirements.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of building permits. During Project Construction	
HAZARDS AND HAZARDOUS MATERIALS			
PPP 4.9-1 As required by Health and Safety Code Section 25507, a business shall establish and implement a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Section 25503 if the business handles a hazardous material or a mixture containing a hazardous material that has a quantity at any one time above the thresholds described in Section 25507(a) (1) through (6).	Project Applicant / City of Jurupa Valley / Riverside County CUPA	Prior to certificate of occupancy or business operations.	
PPP 4.9-2 Any project-related hazardous materials and hazardous wastes will be transported to and/or from the Project site in compliance with any applicable state and federal requirements, including the U.S. Department of Transportation regulations listed in the Code of Federal Regulations (Title 49, Hazardous Materials Transportation Act), California Department of Transportation standards, and the California Occupational Safety and Health Administration standards.	Project Applicant / Construction Contractor / City of Jurupa Valley / Riverside County CUPA	During construction**,** Prior to certificate of occupancy or business operations.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 4.9-3 Any project-related hazardous waste generation, transportation, treatment, storage, and disposal will be conducted in compliance with the Subtitle C of the Resource Conservation and Recovery Act (RCRA) (Code of Federal Regulations, Title 40, Part 263), including the management of non-hazardous solid wastes and underground tanks storing petroleum and other hazardous substances. The Project will be designed and constructed in accordance with the regulations of the RCDEH, which serves as the designated Certified Unified Program Agency (CUPA) and which implements state and federal regulations for the following programs: (1) Hazardous Waste Generator Program, (2) Hazardous Materials Release Response Plans and Inventory Program, (3) California Accidental Release Prevention (CalARP), (4) Above Storage Tank (AST) Program, and (5) Underground Storage Tank (UST) Program.	Project Applicant / Construction Contractor / City of Jurupa Valley / Riverside County CUPA	During construction, Prior to certificate of occupancy or business operations.	
PPP 4.9-4 Any project-related new construction, excavations, and/or new utility lines within 10 feet or crossing existing high-pressure pipelines, natural gas/petroleum pipelines, or electrical lines greater than 60,000 volts will be designed and constructed in accordance with the California Code of Regulations (Title 8, Section 1541).	Project Applicant / Construction Contractor / City of Jurupa Valley / SCE / SoCalGas	Prior to issuance of grading permit.	
PPP 4.9-5 The Project shall comply with all applicable City of Jurupa Valley Fire Department codes (Chapter 8.10 of the City's Municipal Code), ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	Project Applicant / Construction Contractor / City of Jurupa Valley / Riverside County Fire Department	During construction, Prior to certificate of occupancy or business operations.	
MM-HAZ-1: Disposal of Potentially Hazards and Non-Hazardous Dumped Items . Prior to the issuance of grading permit potentially hazardous dumped items scattered throughout the site (such as oil containers) and stained soils from residual oils shall be properly disposed of before commencement of construction in accordance with the California Department of Industrial Relations, Division of Occupational Safety and Health regulations. Nonhazardous waste and debris (such as	Project Applicant / Construction Contractor / City of Jurupa Valley / Riverside County CUPA	During construction, Prior to certificate of occupancy or business operations.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
miscellaneous household and construction materials) shall be properly disposed in a permitted facility. The completion of the disposal of dumped items or other applicable abatement activities shall be documented by a qualified environmental professional(s) and submitted to the City for review with applications for issuance of construction permits.			
HYDROLOGY AND WATER QUALITY			
PPP 4.10-1 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section B (1),* any person performing construction work in the city shall comply with the provisions of this chapter and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of grading permits and during Construction.	
PPP 4.10-2 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section B (2),* any person performing construction work in the city shall be regulated by the State Water Resources Control Board in a manner pursuant to and consistent with applicable requirements contained in the General Permit No. CAS000002, State Water Resources Control Board Order Number 2009-0009-DWQ. The city may notify the State Board of any person performing construction work that has a non-compliant construction site per the General Permit.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of grading permits and during Construction.	
PPP 4.10-3 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section C*, new development, or redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of grading permits and during construction	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PDF 4.10-1 The Project-specific WQMP must be implemented throughout Project design, construction, operation, and maintenance.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of grading permits, during construction, and operation.	
PDF 4.10-2 Stenciling ("No Dumping/Drains to Ocean") will be provided for public storm drain inlets on or adjacent to the Project site.	Project Applicant / Construction Contractor / City of Jurupa Valley	During construction and operation.	
NOISE			
PPP 4.12-1 In order to ensure compliance with General Plan Policy NE 3.4 *Construction Equipment*, it shall be required that all construction equipment utilize noise reduction features (i.e., mufflers and engine shrouds) that are at least as effective as those originally installed by the equipment's manufacturer.	Project Applicant / Construction Contractor / City of Jurupa Valley	During construction.	
PPP 4.12-2 In order to ensure compliance with General Plan Policy NE 3.5 *Construction Noise*, commercial construction activities shall be limited within 200 feet of residential uses to weekdays, between 7:00 a.m. and 6:00 p.m., and high noise-generating construction activities shall be limited to between 9:00 a.m. and 3:00 p.m.	Project Applicant / Construction Contractor / City of Jurupa Valley	During construction	
PUBLIC SERVICES			
PPP 4.14-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	Project Applicant / Riverside County Fire Department	During Project Design and prior to issuance of a building permit or occupancy permit as determined by the Fire Department	
PPP 4.14-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.	Project Applicant / City of Jurupa Valley	Prior to issuance of a certificate of occupancy or final inspection.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 4.14-3 Prior to the issuance of building permits, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.	Project Applicant / City of Jurupa Valley	Prior to issuance of a certificate of occupancy or final inspection.	
PPP 4.14-4 Prior to the issuance of a building permit, the Project must dedicate land and/or pay in-lieu fees for parks pursuant to City of Jurupa Valley Municipal Code § 7.25.020.	Project Applicant / City of Jurupa Valley	Prior to issuance of a certificate of occupancy or final inspection.	
RECREATION			
PPP 4.15-1 Funding for Parks Required from New Development. The Project shall implement City of Jurupa Valley General Plan Conservation and Open Space Element Policy COS 8.5 requiring new development to provide funding and/or long-term implementation strategies for the acquisition and improvement of active and passive parks, open space, and recreational sites, when appropriate.	Project Applicant / City of Jurupa Valley	Prior to issuance of a certificate of occupancy or final inspection.	
PPP 4.15-2 Parkland Dedication Required for New Residential Subdivisions. The Project shall implement City of Jurupa Valley General Plan Conservation and Open Space Element Policy COS 8.6 requiring that parkland or open space dedication and improvement occur prior to, or concurrent with, construction, as a condition of approval of new residential subdivisions.	Project Applicant / City of Jurupa Valley	Prior to issuance of a certificate of occupancy or final inspection.	
PPP 4.15-3 Required Dedication and/or Fees. The Project must dedicate land and/or pay in-lieu fees for parks pursuant to City of Jurupa Valley Municipal Code § 7.25.020.	Project Applicant / City of Jurupa Valley	Prior to issuance of a certificate of occupancy or final inspection.	
TRANSPORTATION			
PPP 4.16-1. As required by General Plan Policy ME 3.9, public streets shall provide pedestrian facilities in accordance with adopted City standards. Sidewalks shall be separated from the roadway by a landscaped parkway, except where the Planning Director determines that attached sidewalks are appropriate due to existing sidewalk location, design, or other conditions.	Project Applicant / Construction Contractor / City of Jurupa Valley	During design, prior to issuance of building permits.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 4.16-2. As required by General Plan Policy ME 3.11, development projects and site plans must be designed to encourage pedestrian connectivity among buildings within a site, while linking buildings to the public bicycle and pedestrian network.	Project Applicant / Construction Contractor / City of Jurupa Valley	During design, prior to issuance of building permits.	
PPP 4.16-3. As required by General Plan Policy ME 3.17, development project designs must ensure safe pedestrian access from developments to existing and future transit routes and terminal facilities.	Project Applicant / Construction Contractor / City of Jurupa Valley	During design, prior to issuance of building permits.	
PPP 4.16-4. As required by General Plan Policy ME 3.21, developments must include safe pedestrian walkways that comply with the Americans with Disabilities Act (ADA) requirements.	Project Applicant / Construction Contractor / City of Jurupa Valley	During design, prior to issuance of building permits.	
PPP 4.16-5. As required by General Plan Policy ME 8.2 Projects must limit driveway locations and/or number based upon the street's General Plan classification and function. Driveways shall be located a sufficient distance away from major intersections and designed to allow for safe, efficient operation and minimize traffic conflicts	Project Applicant / Construction Contractor / City of Jurupa Valley	During design, prior to issuance of building permits.	
PPP 4.16-6. As required by General Plan Policy ME 8.10, Developers shall be responsible for right-of-way dedication and improvements that provide access to and enhance new developments. Improvements include street construction or widening, new paving, frontage improvements like curb, gutter, sidewalks, street trees, trails and parkways, installation of traffic signals, pavement markings and annunciators, and other facilities needed for the safe and efficient movement of pedestrians, bicyclists, equestrians, and motor vehicles.	Project Applicant / Construction Contractor / City of Jurupa Valley	During design, prior to issuance of building permits.	
TRIBAL CULTURAL RESOURCES			
PPP 4.4-1 The Project is required to comply with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097 et. seq.	Project Applicant / Construction Contractor / City of Jurupa Valley	During construction.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
MM- TCR-1: Native American Monitoring Agreement. Prior to the issuance of a grading permit, the Permit Applicant shall enter into Monitoring Agreement(s) with the Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground disturbing activities allowed by the grading permit. A Consulting Tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code §21080.3.1(b). Ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. The Monitoring Agreement shall include, but is not limited to, the following provisions: a) Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities. b) Conduct a Pre-Grade Meeting with the Project archeologist, Consulting Tribe(s), and grading contractor(s). c) In conjunction with the Archaeological Monitor(s) required by Mitigation Measure **MM-CR-1** under Section 4.5, Cultural Resources, of this EIR, the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. d) The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Native American Tribal Monitor(s) have indicated that all upcoming	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
ground disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. The Project Proponent shall submit a fully executed copy of the Monitoring Agreement(s) to the City of Jurupa Valley Planning Department to ensure compliance with this mitigation measure. If there are multiple Consulting Tribes involved, a separate Monitoring Agreement is required for each. The Monitoring Agreement shall not modify any condition of approval or mitigation measure.			
MM-TCR-2: Unanticipated Discovery*:* The Permit Applicant or any successor in interest shall comply with the following for the life of the grading permit. If, during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed: a) Ground disturbing activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. Ground disturbing activities are allowed on the remainder of the Project Site. b) In the event the unanticipated discovery includes human remains and/or cremations no photographs are to be taken except by the coroner, with written approval by the Consulting Tribes(s). c) The Consulting Tribe(s), the Project Archaeologist (retained by the Permit Applicant under Mitigation Measure **MM-CR-1,** *Retain Professional Archaeologist*, of this EIR, and the City of Jurupa Valley Community Development Department shall meet and confer, and discuss the find with respect to the following:	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
1. Determine if the resource is a Tribal Cultural Resource as defined by Public Resources Code §21074, if so: 2. Determine if the resource is listed or eligible for listing in the California Register on a "Local register of historical or resources" pursuant to Public Resources Code §5020.1 (k); or 3. Pursuant to Public Resources Code § 5024.1 (c) as it pertains to the Consulting Tribe(s): (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage, (2) Is associated with the lives of persons important in our past, (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or (4) Has yielded, or may be likely to yield, information important in prehistory or history. d) If the resource(s) are Native American in origin [and not a historical resource as defined by Public Resources Code §5020.1 (k) or §5024.1 (c)], the Consulting Tribe will retain it/them in the form and/or manner the Consulting Tribe (s) deems appropriate, for educational, cultural and/or historic purposes. If multiple Consulting Tribes (s) are involved, and a mutual agreement cannot be reached as to the form and manner of disposition of the resource(s), the City shall request input from the Native American Heritage Commission and render a final decision.			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
e) If the resource(s) is both a tribal cultural resource and a historic resource, the Project Archaeologist, the Consulting Tribe (s), and the City of Jurupa Valley Planning Department shall meet and confer and discuss the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural and historic resource. Treatment, at a minimum, shall be consistent with Public Resources Code § 21084.3 (b). The appropriate treatment shall be prepared in conjunction with the Archaeological Treatment plan required by Mitigation Measure **MM-CR-2** of this EIR. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.			
MM-TCR-3: Final Report*:* If a Tribal cultural resource is also a historic resource defined above, the resource shall be included in the Final Report required by Mitigation Measure MM-CR-2 of this EIR.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of a grading permit	
UTILITY AND SERVICE SYSTEMS			
PPP 4.18-1 Compliance with Jurupa Community Services District Requirements. The Project must comply with the Jurupa Community Services District rules, regulations, conditions, requirements, and fees for commercial and industrial projects regarding water and sewer services.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of building permits	
PPP 4.18-2 The Project shall comply with Section 4.408 of the 2022 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa Valley shall review and verify the Contractor's documentation that confirm the	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
volumes and types of waste that were diverted from landfill disposal, in accordance with the approved construction waste management plan.			
PPP 4.18-3 The Project shall comply with Section 6.77.040 – Requirements for commercial organic waste generators, which establishes recycling and organics collection requirements for commercial businesses, including multi-family residential dwellings.	Project Applicant / Construction Contractor / City of Jurupa Valley	Prior to the issuance of certificate of occupancy for residential and commercial uses.	

APPENDIX

memorandum

DATE: September 16, 2025

TO: Reynaldo Aquino, Senior Planner

FROM: Sandipan Bhattacharjee, PE, TE, AICP, ENV-SP

SUBJECT: MA22248 Wineville Avenue Development Project – Queue Analysis

Translutions, Inc. (Translutions) is pleased to provide this memorandum discussing the queuing analysis for the Wineville Avenue Development project. The project is located on the southeast corner of Wineville Avenue and Limonite Avenue in the City of Jurupa Valley.

At the request of the California Department of Transportation District 8, a queuing analysis was conducted at the I-15 NB/SB Ramps at Limonite Avenue for existing without project conditions and cumulative horizon year (2045) without and with project conditions. The 95th percentile queue lengths at the intersection turn lanes have been reported.

Existing Without Project Queues

Table A shows the queue lengths under existing without project conditions. As shown in Table A, the following queue lengths exceed the available storage length:

- I-15 SB Ramps/Limonite Ave.:
  - SBR – p.m. peak hour. The southbound right turn queue exceeds the storage space. However, the distance from the gore point to the stop line at the intersection is approximately 1700 feet, so the queues are unlikely to back up onto the freeway.

Cumulative Horizon Year (2045) Without Project Queues

Table B shows the queue lengths under cumulative horizon year (2045) without project conditions. As shown in Table B, the following queue lengths exceed the available storage length:

- I-15 SB Ramps/Limonite Ave.:
  - EBR – a.m. and p.m. peak hours.
  - SBR – a.m. and p.m. peak hours. The southbound right turn queue is forecast to exceed the storage space. However, the distance from the gore point to the stop line at the intersection is approximately 1700 feet, so the queues are unlikely to back up onto the freeway.
- I-15 NB Ramps/Limonite Ave.:
  - EBR – a.m. peak hour.
  - NBL – a.m. and p.m. peak hours. The northbound left turn queue is forecast to exceed the storage space. However, the distance from the gore point to the stop line at the intersection is approximately 1600 feet, so the queues are unlikely to back up onto the freeway.
  - NBR – p.m. peak hour. The northbound right turn queue is forecast to exceed the storage space. However, the distance from the gore point to the stop line at the intersection is approximately 1600 feet, so the queues are unlikely to back up onto the freeway.

Cumulative Horizon Year (2045) With Project Queues

Table B shows the queue lengths under cumulative horizon year (2045) with project conditions. As shown in Table B, the following queue lengths exceed the available storage length:

- I-15 SB Ramps/Limonite Ave.:
  - EBR – a.m. and p.m. peak hours (exceeds storage length under without project).
  - SBR – a.m. and p.m. peak hours (exceeds storage length under without project). The southbound right turn queue is forecast to exceed the storage space. However, the distance from the gore point to the stop line at the intersection is approximately 1700 feet, so the queues are unlikely to back up onto the freeway.
- I-15 NB Ramps/Limonite Ave.:
  - EBR – a.m. peak hour (exceeds storage length under without project).
  - NBL – a.m. and p.m. peak hours (exceeds storage length under without project). The northbound left turn queue is forecast to exceed the storage space. However, the distance from the gore point to the stop line at the intersection is approximately 1600 feet, so the queues are unlikely to back up onto the freeway.
  - NBR – p.m. peak hour (exceeds storage length under without project). The northbound right turn queue is forecast to exceed the storage space. However, the distance from the gore point to the stop line at the intersection is approximately 1600 feet, so the queues are unlikely to back up onto the freeway.

The project adds less than two car lengths of additional queue for all movements.

Cumulative Horizon Year (2045) With Project With Improvements Queues

Table C shows the queue lengths under cumulative horizon year (2045) with project with improvements conditions at the intersection of I-15 SB Ramps/Limonite Ave. As shown in Table C, the following queue lengths exceed the available storage length:

- I-15 SB Ramps/Limonite Ave.:
  - EBR – p.m. peak hour (With the implementation of the circulation improvements, the queue length has been reduced from 336 feet to 198 feet in the a.m. peak hour and from 463 feet to 346 feet in the p.m. peak hour).
  - SBR – a.m. and p.m. peak hours (With the implementation of the circulation improvements, the queue length has been reduced from 711 feet to 395 feet in the a.m. peak hour and from 1161 feet to 670 feet in the p.m. peak hour).

Conclusion

Under existing conditions, one turn movement exceeds the available storage length. Under cumulative horizon year (2045) without project conditions, five turn movements exceed the available storage length. Under cumulative horizon year (2045) with project conditions, five turn movements exceed the available storage length. With the implementation of the circulation improvements at I-15 SB Ramps/Limonite Ave. the queues lengths are reduced at the EBR and SBR turn movements. The queues are not anticipated to back up to the freeway because the available storage for each movement is more than 1600 feet while the maximum forecast queue is 1,161 feet. The project adds less than two car lengths of additional queue for all movements.

Memorandum: MA22248 Wineville Avenue Development Project – Queue Analysis
September 16, 2025

Appendix

Queues
1: I-15 SB Ramps & Limonite Ave

Exist - AM Peak Hour
09/09/2025

Lane Group	EBT	EBR	WBT	WBR	SBL	SBT	SBR
Lane Group Flow (vph)	1022	543	939	712	121	123	622
v/c Ratio	0.36	0.48	0.33	0.44	0.19	0.19	0.53
Control Delay (s/veh)	19.3	3.0	14.4	3.2	29.5	29.6	24.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	19.3	3.0	14.4	3.2	29.5	29.6	24.5
Queue Length 50th (ft)	192	0	111	103	76	77	171
Queue Length 95th (ft)	247	59	135	145	118	120	218
Internal Link Dist (ft)	537		761			786	
Turn Bay Length (ft)		250		540	350		350
Base Capacity (vph)	2848	1131	2848	1595	666	668	1218
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.36	0.48	0.33	0.45	0.18	0.18	0.51

Intersection Summary

Queues
2: I-15 NB Ramps & Limonite Ave

Exist - AM Peak Hour
09/09/2025

Lane Group	EBT	EBR	WBT	WBR	NBL	NBT	NBR
Lane Group Flow (vph)	519	733	1170	445	232	232	457
v/c Ratio	0.20	0.45	0.44	0.43	0.33	0.33	0.33
Control Delay (s/veh)	12.3	5.6	23.0	3.1	29.6	29.6	5.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	12.3	5.6	23.0	3.1	29.6	29.6	5.0
Queue Length 50th (ft)	47	207	252	0	146	146	19
Queue Length 95th (ft)	53	308	301	58	211	211	55
Internal Link Dist (ft)	761		1052			671	
Turn Bay Length (ft)		540		260	360		360
Base Capacity (vph)	2635	1615	2635	1039	835	835	1584
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.20	0.45	0.44	0.43	0.28	0.28	0.29

Intersection Summary

Queues
1: I-15 SB Ramps & Limonite Ave

Exist - PM Peak Hour
09/09/2025

Lane Group	EBT	EBR	WBT	WBR	SBL	SBT	SBR
Lane Group Flow (vph)	1202	465	1206	478	223	223	856
v/c Ratio	0.47	0.45	0.48	0.30	0.31	0.31	0.70
Control Delay (s/veh)	26.1	3.8	17.9	0.4	26.2	26.2	33.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	26.1	3.8	17.9	0.4	26.2	26.2	33.5
Queue Length 50th (ft)	264	0	154	0	137	137	337
Queue Length 95th (ft)	358	68	168	0	174	174	356
Internal Link Dist (ft)	537		761			786	
Turn Bay Length (ft)		250		540	350		350
Base Capacity (vph)	2559	1032	2559	1603	844	844	1419
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.47	0.45	0.47	0.30	0.26	0.26	0.60

Intersection Summary

Queues
2: I-15 NB Ramps & Limonite Ave

Exist - PM Peak Hour
09/09/2025

Lane Group	EBT	EBR	WBT	WBR	NBL	NBT	NBR
Lane Group Flow (vph)	1110	504	1144	280	253	255	867
v/c Ratio	0.45	0.31	0.47	0.31	0.33	0.34	0.67
Control Delay (s/veh)	18.0	0.7	27.7	4.1	25.3	25.3	30.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	18.0	0.7	27.7	4.1	25.3	25.3	30.5
Queue Length 50th (ft)	137	0	255	0	155	156	325
Queue Length 95th (ft)	161	7	360	60	182	183	325
Internal Link Dist (ft)	761		1052			671	
Turn Bay Length (ft)		540		260	360		360
Base Capacity (vph)	2542	1613	2542	934	854	856	1445
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.44	0.31	0.45	0.30	0.30	0.30	0.60

Intersection Summary

Queues — Cumul. Horizon Year (2045) NP - AM Peak Hour
1: I-15 SB Ramps & Limonite Ave — 09/15/2025

Lane Group	EBT	EBR	WBT	WBR	SBL	SBT	SBR
Lane Group Flow (vph)	2238	829	1696	968	220	222	1291
v/c Ratio	0.96	0.78	0.73	0.60	0.27	0.27	0.96
Control Delay (s/veh)	43.4	12.9	23.8	1.9	20.4	20.5	47.1
Queue Delay	0.6	0.0	0.0	0.0	0.3	0.3	0.0
Total Delay (s/veh)	44.0	12.9	23.8	1.9	20.8	20.8	47.1
Queue Length 50th (ft)	600	139	265	29	106	107	528
Queue Length 95th (ft)	#726	330	413	27	165	165	#711
Internal Link Dist (ft)	537		761			786	
Turn Bay Length (ft)		250		540	350		350
Base Capacity (vph)	2334	1060	2334	1615	807	809	1347
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	17	0	0	0	224	224	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.97	0.78	0.73	0.60	0.38	0.38	0.96

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Queues — Cumul. Horizon Year (2045) NP - AM Peak Hour
2: I-15 NB Ramps & Limonite Ave — 09/15/2025

Lane Group	EBT	EBR	WBT	WBR	NBL	NBT	NBR
Lane Group Flow (vph)	1047	1631	1442	883	611	611	668
v/c Ratio	0.49	1.01	0.67	0.74	0.71	0.71	0.45
Control Delay (s/veh)	21.3	44.0	19.6	9.1	29.1	29.1	18.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	21.3	44.0	19.6	9.1	29.1	29.1	18.4
Queue Length 50th (ft)	114	~878	177	88	385	385	168
Queue Length 95th (ft)	m130	m#1020	m229	m118	543	543	223
Internal Link Dist (ft)	761		1052			671	
Turn Bay Length (ft)		540		260	360		360
Base Capacity (vph)	2247	1615	2247	1200	866	866	1471
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.47	1.01	0.64	0.74	0.71	0.71	0.45

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Queues — Cumul. Horizon Year (2045) NP - PM Peak Hour
1: I-15 SB Ramps & Limonite Ave — 09/15/2025

Lane Group	EBT	EBR	WBT	WBR	SBL	SBT	SBR
Lane Group Flow (vph)	2255	867	2001	746	373	373	1821
v/c Ratio	1.04	0.85	0.93	0.46	0.43	0.43	1.26
Control Delay (s/veh)	66.5	18.9	32.9	0.7	20.8	20.8	152.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	66.5	18.9	32.9	0.7	20.8	20.8	152.7
Queue Length 50th (ft)	~693	209	329	0	186	186	~1009
Queue Length 95th (ft)	#787	445	#505	0	269	269	#1161
Internal Link Dist (ft)	537		761			786	
Turn Bay Length (ft)		250		540	350		350
Base Capacity (vph)	2161	1019	2161	1615	864	864	1441
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	1.04	0.85	0.93	0.46	0.43	0.43	1.26

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Queues — Cumul. Horizon Year (2045) NP - PM Peak Hour
2: I-15 NB Ramps & Limonite Ave — 09/15/2025

Lane Group	EBT	EBR	WBT	WBR	NBL	NBT	NBR
Lane Group Flow (vph)	1929	1072	1762	544	492	500	1198
v/c Ratio	0.84	0.66	0.77	0.54	0.60	0.61	0.88
Control Delay (s/veh)	15.7	6.5	33.4	7.1	27.0	27.2	36.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	15.7	6.5	33.4	7.1	27.0	27.2	36.6
Queue Length 50th (ft)	176	112	506	143	290	296	462
Queue Length 95th (ft)	m171	m116	m475	m72	411	418	#593
Internal Link Dist (ft)	761		1052			671	
Turn Bay Length (ft)		540		260	360		360
Base Capacity (vph)	2334	1615	2334	1014	820	822	1369
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.83	0.66	0.75	0.54	0.60	0.61	0.88

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Queues — Cumul. Horizon Year (2045) WP - AM Peak Hour
1: I-15 SB Ramps & Limonite Ave — 09/15/2025

Lane Group	EBT	EBR	WBT	WBR	SBL	SBT	SBR
Lane Group Flow (vph)	2255	829	1719	982	225	227	1291
v/c Ratio	0.97	0.78	0.74	0.61	0.28	0.28	0.96
Control Delay (s/veh)	44.6	13.2	33.7	2.1	20.5	20.6	47.1
Queue Delay	0.4	0.0	0.0	0.0	0.2	0.2	0.0
Total Delay (s/veh)	45.0	13.2	33.7	2.1	20.7	20.7	47.1
Queue Length 50th (ft)	609	143	410	21	108	109	528
Queue Length 95th (ft)	#736	336	465	18	167	169	#711
Internal Link Dist (ft)	537		761			786	
Turn Bay Length (ft)				540			350
Base Capacity (vph)	2334	1057	2334	1615	807	809	1347
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	9	0	0	0	155	155	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.97	0.78	0.74	0.61	0.35	0.35	0.96

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Queues — Cumul. Horizon Year (2045) WP - AM Peak Hour
2: I-15 NB Ramps & Limonite Ave — 09/15/2025

Lane Group	EBT	EBR	WBT	WBR	NBL	NBT	NBR
Lane Group Flow (vph)	1074	1631	1480	901	611	611	677
v/c Ratio	0.49	1.01	0.68	0.75	0.71	0.71	0.46
Control Delay (s/veh)	9.8	43.7	19.2	8.9	29.5	29.5	18.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	9.8	43.7	19.2	8.9	29.5	29.5	18.9
Queue Length 50th (ft)	141	~806	193	89	385	385	173
Queue Length 95th (ft)	m160	m#894	m198	m135	543	543	229
Internal Link Dist (ft)	761		1052			671	
Turn Bay Length (ft)		540					360
Base Capacity (vph)	2247	1615	2247	1210	858	858	1456
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.48	1.01	0.66	0.74	0.71	0.71	0.46

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Queues — Cumul. Horizon Year (2045) WP - PM Peak Hour
1: I-15 SB Ramps & Limonite Ave — 09/15/2025

Lane Group	EBT	EBR	WBT	WBR	SBL	SBT	SBR
Lane Group Flow (vph)	2280	867	2019	756	382	382	1821
v/c Ratio	1.06	0.85	0.93	0.47	0.44	0.44	1.26
Control Delay (s/veh)	70.3	19.4	33.3	0.7	21.0	21.0	152.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	70.3	19.4	33.3	0.7	21.0	21.0	152.7
Queue Length 50th (ft)	~708	216	335	0	192	192	~1009
Queue Length 95th (ft)	#801	#463	#540	0	277	277	#1161
Internal Link Dist (ft)	537		761			786	
Turn Bay Length (ft)				540			350
Base Capacity (vph)	2161	1015	2161	1615	864	864	1441
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	1.06	0.85	0.93	0.47	0.44	0.44	1.26

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Queues — Cumul. Horizon Year (2045) WP - PM Peak Hour
2: I-15 NB Ramps & Limonite Ave — 09/15/2025

Lane Group	EBT	EBR	WBT	WBR	NBL	NBT	NBR
Lane Group Flow (vph)	1974	1072	1789	558	492	500	1212
v/c Ratio	0.86	0.66	0.78	0.56	0.60	0.61	0.89
Control Delay (s/veh)	16.0	6.3	34.9	9.7	27.2	27.4	37.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	16.0	6.3	34.9	9.7	27.2	27.4	37.9
Queue Length 50th (ft)	193	110	482	219	290	296	472
Queue Length 95th (ft)	m183	m108	m482	m148	411	418	#636
Internal Link Dist (ft)	761		1052			671	
Turn Bay Length (ft)		540					360
Base Capacity (vph)	2334	1615	2334	1007	816	819	1363
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.85	0.66	0.77	0.55	0.60	0.61	0.89

Intersection Summary

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Queues
1: I-15 SB Ramps & Limonite Ave 09/15/2025

Lane Group	EBT	EBR	WBT	WBR	SBL	SBT	SBR
Lane Group Flow (vph)	2255	829	1719	982	406	446	891
v/c Ratio	0.84	0.71	0.64	0.61	0.59	0.78	0.74
Control Delay (s/veh)	28.5	7.4	21.7	1.8	32.1	41.2	34.3
Queue Delay	0.0	0.0	0.0	0.0	1.9	19.6	0.0
Total Delay (s/veh)	28.6	7.4	21.7	1.8	34.0	60.8	34.3
Queue Length 50th (ft)	528	57	331	30	254	336	311
Queue Length 95th (ft)	598	198	376	22	366	500	395
Internal Link Dist (ft)	537		761			786	
Turn Bay Length (ft)		250		540	350		350
Base Capacity (vph)	2679	1165	2679	1615	693	574	1200
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	9	0	0	0	154	127	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.84	0.71	0.64	0.61	0.75	1.00	0.74

Intersection Summary

Queues
1: I-15 SB Ramps & Limonite Ave 09/15/2025

Lane Group	EBT	EBR	WBT	WBR	SBL	SBT	SBR
Lane Group Flow (vph)	2280	867	2019	756	665	645	1275
v/c Ratio	0.95	0.79	0.84	0.47	0.85	0.98	0.94
Control Delay (s/veh)	40.6	12.8	22.6	0.7	41.0	63.7	45.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	40.6	12.8	22.6	0.7	41.0	63.7	45.5
Queue Length 50th (ft)	603	142	280	0	469	550	500
Queue Length 95th (ft)	#700	346	360	0	#705	#854	#670
Internal Link Dist (ft)	537		761			786	
Turn Bay Length (ft)		250		540	350		350
Base Capacity (vph)	2407	1092	2407	1615	783	655	1351
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.95	0.79	0.84	0.47	0.85	0.98	0.94

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

ATTACHMENT NO. 5

Adopted Resolution No. PC-2025-23 without exhibits

RESOLUTION NO. 2025-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE WINEVILLE MARKET PLACE HOUSING PROJECT, AND APPROVE MASTER APPLICATION NO. 22248 CONSISTING OF GENERAL PLAN AMENDMENT NO. 22006, CHANGE OF ZONE NO. 22006, TENTATIVE TRACT MAP NO. 38541, AND SITE DEVELOPMENT PERMIT NO. 22072 TO PERMIT THE CONSTRUCTION OF 232 RESIDENTIAL UNITS AND 24,000 SQUARE FEET OF COMMERCIAL/RETAIL SPACE WITHIN A 33-ACRE SITE FOR A PROJECT LOCATED AT THE SOUTHEAST INTERSECTION OF LIMONITE AVENUE AND WINEVILLE AVENUE (APNS: 157-250-011, 157-250-013)

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

Section 1. **Project**. Diversified Pacific Development Group, LLC (the "Applicant") has applied for Master Application No. 22248 (MA No. 22248) which consists of General Plan Amendment No. 22006, Change of Zone No. 22006, Tentative Tract Map No. 38541, and Site Development Permit No. 22072 to allow for the construction of 232 residential units and 24,000 square feet of commercial/retail space within a 33-acre site, for a project located at the southeast intersection of Limonite Avenue and Wineville Avenue (APNs: 157-250-011, 157-250-013) ("Project").

Section 2. **General Plan Amendment**.

(a) The Applicant is seeking approval of General Plan Amendment No. 22006 to amend the General Plan land use designation of an approximately 1.1 acre site (western portion of APN 157-250-011) from Commercial Retail (C-R) to Medium High Density Residential (MHDR), as shown on Exhibit "C".

(b) Section 9.30.010.A. of the Jurupa Valley Municipal Code provides that any amendment to any part of the Jurupa Valley General Plan, shall be adopted in accordance with the provisions of Section 65300 *et seq.* of the Government Code, as now written or hereafter amended, and Chapter 9.30 of the Jurupa Valley Municipal Code.

(c) Section 9.30.010.B. of the Jurupa Valley Municipal Code provides that the initiation of proceedings for the amendment of any part of the Jurupa Valley General Plan shall be conducted in accordance with the provisions of Chapter 9.30 of the Jurupa Valley Municipal Code.

(d) Section 9.30.040.D. of the Jurupa Valley Municipal Code provides that the owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property, shall have the right to apply for a General Plan amendment without having to request that the City Council adopt an order initiating proceedings for an amendment as detailed in Section 9.30.040. Instead, the owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property may apply for a General Plan amendment through the Planning Division and pay the required fee. Upon submittal of an application, the amendment shall be processed, heard and decided in accordance with Sections 9.30.010 and 9.30.100 of the Jurupa Valley Municipal Code.

(e) Section 9.30.100.(1) of the Jurupa Valley Municipal Code provides that proposals to amend any part of the Jurupa Valley General Plan shall be heard by the Planning Commission during a public hearing on the matter. Further, Government Code Section 65353 provides that when a city has a planning commission authorized by local ordinance or resolution to review and recommend action on a proposed general plan, the planning commission shall hold at least one public hearing before approving a recommendation on the adoption of a general plan.

(f) Section 9.30.040(F)(2) provides that the Planning Commission resolution recommending approval of an Entitlement/Policy Amendment to the General Plan shall make the first two findings listed below and any one or more of the subsequent findings:

1) The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

2) The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

3) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

4) A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

5) An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

6) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the city's economic base) and that would improve the ratio of jobs-to-workers in the city.

7) An amendment is required to address changes in ownership of land or land not under the land use authority of the City Council.

(g) Section 9.30.100.(2) of the Jurupa Valley Municipal Code provides that after closing the public hearing, the Planning Commission shall make a recommendation for approval or disapproval within a reasonable time, by resolution, including therein its findings, and transmit it to the City Council with a copy mailed to the applicant. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Planning Commission. If the Planning Commission cannot reach a decision within a reasonable time after closing the hearing, that fact shall be reported to the City Council and shall be deemed a recommendation to deny the proposal. Further, Government Code Section 65354 provides that the planning commission shall make a written recommendation on the adoption of a general plan, that a recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the planning commission, and that the planning commission shall send its recommendation to the legislative body.

(h) Section 9.30.100.(3) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation of the Planning Commission on an amendment of the General Plan, the City Clerk must set the matter for public hearing before the City Council at the earliest convenient day and give notice of public hearing in the same manner as notice was given of the hearing before the Planning Commission.

(i) Section 9.30.100.(4) of the Jurupa Valley Municipal Code provides that after closing the public hearing, the City Council must render its decision within a reasonable time. A decision to adopt or amend the General Plan, or any part or element thereof, shall be made by resolution, which resolution shall be adopted by the affirmative vote of not less than the majority of the total membership of the City Council. The City Council may approve, modify or disapprove the recommendation of the Planning Commission; provided, however, that any substantial modification of the Planning Commission's recommendation not previously considered by the Commission shall first be referred to the Commission for its recommendation. Further, Government Code Section 65356 provides that the legislative body must adopt or amend a general plan by resolution, which resolution shall be adopted by the affirmative vote of not less than a majority of the total membership of the legislative body. The legislative body may approve, modify, or disapprove the recommendation of the planning commission, if any. However, any substantial modification proposed by the legislative body not previously considered by the commission during its hearings, shall first be referred to the planning commission for its recommendation.

(j) Section 9.30.100.(5) of the Jurupa Valley Municipal Code provides that a proposal to adopt or amend any part or element of the General Plan shall not be approved by the City Council until all procedures required by the Jurupa Valley CEQA implementing procedures to approve a matter have been completed.

Section 3. **Change of Zone.**

(a) The Applicant has applied for Change of Zone No. 22006 (CZ22006) to rezone an approximately 33-acre site (APNs 157-250-011, 157-250-013) from Planned Unit Development to Planned Unit Development to account for the changes made to the project, as shown on Exhibit "D".

(b) Section 9.285.040.(1) of the Jurupa Valley Municipal Code provides that the Planning Commission shall hold a public hearing on proposed amendments to the City's Zoning Ordinance that propose to change property from one zone to another.

(c) Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that after closing the public hearing the Planning Commission shall render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which shall contain the reasons for the recommendation and, if the recommendation is to change a zone classification on property, the relationship of the proposed amendment to applicable general and specific plans. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council. If the Planning Commission does not reach a decision due to a tie vote, that fact shall be reported to the City Council and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.

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

Section 4. **Tentative Tract Map.**

(a) The Applicant is seeking approval of Tentative Tract Map No. 38541, a Schedule "A" subdivision to subdivide the existing 33-acre project site into 166 parcels.

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

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

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

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

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

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

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

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

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

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

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

Section 5. **Site Development Permit.**

(a) The Applicant is seeking approval of SDP No. 22072 for the construction of 232 residential units and 24,000 square feet of commercial/retail space within a 33-acre site.

(b) Section 9.240.330(4)(b) of the Jurupa Valley Municipal Code provides that the Community Development Director shall hold a public hearing on all site development permits for which a negative declaration 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 division staff determines the proposed use will have a major significant impact on the community.

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

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

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

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

Section 6. **Procedural Findings.**

(a) The application for Master Application (MA) No. 22248 was processed including, but not limited to, a public notice in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On October 8, 2025, the Planning Commission of the City of Jurupa Valley opened the public hearing on MA No. 22248 at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. At the conclusion of the October 8, 2025 hearing, the Planning Commission continued the public hearing to October 22, 2025. On October 22, 2025, the Planning Commission held the continued public hearing where staff, the Applicant, and the public had an opportunity and did address the Planning Commission regarding the Project, this resolution, and the conditions of approval. Following the receipt of public testimony on October 22, 2025, the Planning Commission closed the public hearing.

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

Section 7. **California Environmental Quality Act Findings.** The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council make the following environmental findings and determinations in connection with the approval of MA No. 22248:

(a) The Project was processed, including but not limited to all public notices, in the time and manner prescribed by State and local law, including the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 *et seq.*) and the State CEQA Guidelines ("CEQA Guidelines") (14. Cal. Code Regs. § 15000 *et seq.*)

(b) Pursuant to CEQA, the City is the lead agency for the Project because it is the public agency with the authority and principal responsibility for reviewing, considering, and potentially approving the proposed Project.

(c) The City determined that an environmental impact report ("EIR") would be required for the proposed Project and issued a Notice of Preparation ("NOP") on September 20, 2024. The NOP was sent to the State Clearinghouse, responsible agencies, trustee agencies, and interested parties. The purpose of the NOP was to receive comments and input from interested public agencies and private parties on issues to be addressed in the EIR for the Project.

(d) In accordance with CEQA Guidelines Section 15082(c)(1), a scoping meeting was held on June 3, 2025. The purpose of the meetings was to solicit additional suggestions on the scope of the Draft EIR.

(e) The scope of the Draft EIR was determined based on the NOP, comments received in response to the NOP, and technical input from environmental consultants.

(f) The City contracted for the independent preparation of a Draft EIR for the Project, including preparation and review, as applicable, of all necessary technical studies and reports in support of the Draft EIR. Upon completion of the Draft EIR in June 2025, the City initiated a public comment period by preparing and sending a Notice of Availability ("NOA") for the Draft EIR to all interested persons, agencies, and organizations; the NOA also was published in the Press Enterprise and State Clearing House. The City also filed a Notice of Completion ("NOC") with the State Office of Planning and Research. The Draft EIR was made available for a 45-day public review period beginning on June 30, 2025 and ending on August 13, 2025.

(g) Copies of the Draft EIR were sent to various public agencies, as well as to organizations and individuals requesting copies. In addition, copies of the documents have been available for public review and inspection at the Jurupa City Hall and two Jurupa Valley Public Library facilities (Glen Avon Library, and Louis Rubidoux Library). The Draft EIR was also made available for download via the City's website: https://www.jurupavalley.org/DocumentCenter/Index/68 (see folder labeled MA22248 Wineville and Limonite Avenues Project).

(h) In response to the Draft EIR, four written comments were received. In compliance with CEQA Guidelines Section 15088, the City prepared written responses to all comments that were timely received on the Draft EIR. None of the comments presented any new significant environmental impacts or otherwise constituted significant new information requiring recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

(i) The Final EIR, which is on file with the City Clerk, is incorporated herein by this reference. The Final EIR consists of the Draft EIR and all of its appendices, the comments and responses to comments on the Draft EIR, and clarifications/revisions to the Draft EIR. The Final EIR was made available to the public and to all commenting agencies at least 10 days prior to certification of the Final EIR, in compliance with Public Resources Code Section 21092.5(a).

(j) Section 15091 of the CEQA Guidelines requires that a public agency, before approving a project for which an EIR is required, make one or more of the following written finding(s) for each significant effect identified in the EIR accompanied by a brief explanation of the rationale for each finding:

1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR; or,

2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency; or,

3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

(k) These required written findings are set forth in Exhibit A, attached hereto and incorporated herein by reference as if set forth in full, and are hereby adopted.

1) Environmental impacts determined to have no impact or a less than significant impact without mitigation are described in Section 3 of Exhibit A.

2) Environmental impacts determined in the EIR to be less than significant with mitigation are described in Section 4 of Exhibit A.

3) Environmental impacts that remain significant and unavoidable despite the imposition of all feasible mitigation are described in Section 5 of Exhibit A.

4) Alternatives that might eliminate or reduce significant environmental impacts are described in Section 6 of Exhibit A.

(l) CEQA Guidelines Section 15093 requires that if a project will cause significant unavoidable adverse impacts, the public agency must adopt a Statement of Overriding Considerations prior to approving the project. A Statement of Overriding Considerations states that any significant adverse project effects are acceptable if expected project benefits outweigh unavoidable adverse environmental impacts. The Statement of Overriding Considerations is attached hereto as Exhibit A, is incorporated herein by reference as if set forth in full, and is hereby adopted.

(m) CEQA Section 21081.6 requires the City to prepare and adopt a Mitigation Monitoring and Reporting Program for any project for which mitigation measures have been imposed to ensure compliance with the adopted mitigation measures. The Mitigation Monitoring and Reporting Program is attached to this Resolution as Exhibit B, is herein incorporated by reference as if set forth in full, and is hereby adopted.

(n) Custodian of Records. The City Clerk of the City of Jurupa Valley is the custodian of records, and the documents and other materials that constitute the record of proceedings upon which this decision is based are located at the Office of the City Clerk, City of Jurupa Valley, 8930 Limonite Avenue, Jurupa Valley, California 92509.

Section 8. **Findings for Recommending Approval of General Plan Amendment**. The Planning Commission of the City of Jurupa Valley hereby makes the following findings in

connection with recommending that the City Council approve General Plan Amendment No. 22006:

(a) The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan because construction of the Project will avoid all onsite state and federal jurisdictional areas including onsite riparian and riverine resources.

(b) The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them because the Project is consistent with the following General Plan policies:

1) **LUE 2.2 Higher Density Residential.** Accommodate higher density residential development in walkable, pedestrian oriented areas near major transportation corridors, concentrated employment areas, and community and town centers, and promote the development of high quality apartments and condominiums that will encourage local investment and pride of ownership. The proposed project is for a mix of high quality multi-family and single family community along a primary transportation corridor in Limonite Avenue and in close proximity to the proposed commercial center and the existing commercial center to the east of the project site at the corner of Limonite Avenue and Etiwanda Avenue. The community would also be walkable, ownership based, and is proposed at a density consistent with the Medium Highest Density Residential (MHDR) land use designation (up to 8 dwelling units per acre) in the City's General Plan.

2) **LUE 2.3 Infrastructure.** Ensure that circulation facilities, water resources, sewer and storm drainage facilities, and other utilities available or provided by the developer are adequate to meet the demands of a proposed residential land use in addition to those services and resources required to serve existing residents and businesses. All street improvements, drainage infrastructure, and other utilities are found to be adequate to meet the demands of a proposed residential land use in addition to those services and resources required to serve existing residents and businesses.

3) **LUE 2.6 Buffering.** Require setbacks and other design elements to buffer residential units from the impacts of abutting agricultural, roadway, commercial, and industrial uses, to the maximum extent possible. The development meets the required setbacks and incorporates design features such as screen walls and dense landscaping to buffer residential units from any potential impacts of abutting uses and roadway.

4) **LUE 2.9 Design Compatibility.** Ensure that new residential developments are designed to be compatible with their surroundings and to enhance visually the appearance of neighborhoods and adjacent structures. The proposed project successfully incorporates Craftsman, Farmhouse, and California Ranch as an architectural style that is compatible with the surrounding area.

5) The proposed project site is located within the Equestrian Lifestyle Protection Overlay (ELO). The ELO is intended to preserve the City of Jurupa Valley's equestrian

heritage and lifestyle, and ensures the keeping of horses and other farm animals can continue, subject to the regulations specified in the Zoning Ordinance. The project, with recommended conditions, is consistent with the policies of the Equestrian Lifestyle Protection Overlay by strengthening the existing trail network and providing new equestrian facilities with the following features:

a) Constructing an equestrian trail on the south side of 63rd Street to add an additional east-west corridor for equestrians;

b) Constructing an equestrian trail on the east side of the Day Creek Channel to provide a connection between Limonite Avenue and 63rd Street. This allows equestrians a choice to travel north or south on Lucretia Avenue and Wineville Avenue;

c) Constructing a hitching area near the Day Creek Channel and 63rd Street providing a rest stop for equestrians;

d) Constructing a pedestrian bridge crossing the Day Creek Channel which allows equestrians, pedestrians, and bicyclists continuous travel path on 63rd Street between Wineville Avenue and Etiwanda Avenue.

(c) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. There is a greater need to create more housing opportunities in the City than existed at the time the General Plan was adopted. Land that was zoned as Commercial Retail is being redesignated as Medium High Density Residential to allow for the construction of 232 residential units that will provide a mix of housing types including 57 single family detached homes, 102 rowtown units, and 73 cluster units which is a housing mix that is needed in the City.

Section 9. **Findings for Recommending Approval of Change of Zone.** The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that Change of Zone No. 22006 should be adopted because:

(a) Change of Zone No. 22006 is consistent with the City of Jurupa Valley General Plan in that the Project provides a mix of high quality multi-family and single family community along a primary transportation corridor in Limonite Avenue and in close proximity to the proposed commercial center and the existing commercial center to the east of the project site at the corner of Limonite Avenue and Etiwanda Avenue, consistent with LUE 2.2 Higher Density Residential. The community would also be walkable, ownership based, and is proposed at a density consistent with the Medium Highest Density Residential (MHDR) land use designation *(up to 8 dwelling units per acre) in the City's General Plan.* Moreover, as discussed in Section 8(b) above, the Project is consistent with the following additional General Plan policies: LUE 2.3 Infrastructure, LUE 2.6 Buffering, and LUE 2.9 Design Compatibility. The Project is also consistent with the Equestrian Lifestyle Protection Overlay as the Project will create new equestrian facilities.

Section 10. **Findings for Recommending Approval of Tentative Tract Map No. 38541.** The Planning Commission of the City of Jurupa Valley recommends that the City Council make the following findings in connection with the approval of Tentative Tract Map No. 38541:

(a) The proposed land division is consistent with the City's General Plan, and municipal code upon the approval of the General Plan Amendment because upon approval of the proposed General Plan Amendment the Project site will allow for a mixed use development with residential at a density of up to 8 dwelling units per acre and 24,000 square feet of commercial. The Project proposes a 232 unit residential development at a density of 8 dwelling units per acre which is consistent with the Medium High Density Residential land use designation.

(b) The design or improvement of the proposed land division is consistent with the City's General Plan because the proposed Project meets all Planned Unit Development Standards such as: 1) public open space; 2) pedestrian and equestrian trails; 3) parks; 4) and clustering of dwelling units.

(c) The site of the proposed land divisions are physically suitable for the type of development because it is a relatively flat, undeveloped, vacant lot in close proximity to other residential land uses located to the west and south. The Project site is suitable to accommodate the subdivision and future development of two hundred thirty- two (232) residential units and 24,000 square foot of commercial as there is adequate public services available to the site.

(d) The site of the proposed land divisions are physically suitable for the proposed density of the development because it proposes two hundred thirty two (232) residential units at a density of 8 dwelling units per acre, which is at the maximum allowed density under the General Plan land use designation.

(e) The design of the proposed land divisions or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the degraded site conditions and absence of plant communities provide an overall low potential for most species to utilize or reside on-site. Therefore, the Project would not be expected to directly impact federal or state-listed threatened or endangered species.

(f) The design of the proposed land divisions or the type of improvements are not likely to cause serious public health problems because an Environmental Impact Report was prepared that evaluated potential effects with respect to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. The EIR determined that Green House Gas may have a significant impact and therefore a Statement of Overriding Considerations is being considered for adoption. The project is required to comply with MM-GHG1, MM-GHG-2,MM-GHG-3, MM-GHG-4, MM-GHG-5, MM-GH6, and MM-GHG7, which would reduce impacts to less than significant. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Initial Study. As such, the proposed Project will not cause serious public health problems.

(g) The design of the proposed land divisions 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 divisions because project provides increased access to other areas of the community by improving and connecting roads and trails.

Section 11. **Findings for Recommending Approval of Site Development Permit No. 22072.** The Planning Commission of the City of Jurupa Valley recommends that the City Council make the following findings in connection with the approval of Site Development Permit No. 22072:

(a) The proposed use conforms 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. The proposed General Plan land use designation is Medium High Density Residential (MHDR) and Commercial Retail (C-R), and the proposed zoning classification is a Planned Unit Development (PUD). The PUD zone is consistent with MHDR and CR as the PUD zone provides flexibility to standards. With entitlements, the project will accommodate the proposed 232-unit residential project and the 24,000 square foot commercial center. The Project complies with all applicable development standards

(b) The combination of the site design, building design, compliance with all applicable development standards, mitigation measures, and conditions of approval will ensure that the project as designed for the protection of the public health, safety, and general welfare. The Project is consistent with the logical development of the land use and with the surrounding residential and commercial land uses. The proposed use is compatible with commercial uses, schools, and parks, and existing residential use.

(c) The site development plan does not permit the construction of more than one structure on a single legally divided parcel. Condition of approval no.28 prohibits the applicant from selling any constructed structures until the parcel on which the buildings are located is divided and a final map is recorded.

Section 12. **Recommendation of Approval of Master Application Nos. 22248 with Conditions.** Based on the foregoing, the Planning Commission hereby recommends that the City Council certify the Final Environmental Impact Report, adopt Findings pursuant to the California Environmental Quality Act and adopt a Statement of Overriding Considerations as shown on Exhibit "A", and adopt a Mitigation Monitoring and Reporting Program as shown on Exhibit "B", and approve Master Application No. 22248 which includes General Plan Amendment No. 22006 as shown on Exhibit "C", Change of Zone No. 22006 as shown on Exhibit "D", Tentative Tract Map No. 38541 subject to the conditions of approval attached as Exhibit "E", and Site Development Permit No. 22072 subject to the conditions of approval attached as Exhibit "F".

Section 13. **Certification**. The Community Development Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this 22nd day of October, 2025

Arleen Pruitt
Chair of the Planning Commission

ATTEST:

Joe Perez

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. 2025-23was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 22nd day of October, 2025, by the following vote, to wit:

AYES:	COMMISSION MEMBERS:	Chair Pruitt, Chair Pro Tem Shultz, and Commissioner Newman
NOES:	COMMISSION MEMBERS:	Commissioners Rosales and De La Torre
ABSENT:	COMMISSION MEMBERS:	
ABSTAIN:	COMMISSION MEMBERS:	

Joe Perez

JOE PEREZ
ASSISTANT CITY MANAGER/
COMMUNITY DEVELOPMENT DIRECTOR

ATTACHMENT NO. 6

Excerpt of the Planning Commission Minutes from
October 22, 2025

City of Jurupa Valley

PLANNING COMMISSION
MINUTES

October 22, 2025

CALL TO ORDER

Chair Pruitt called the Regular Planning Commission meeting to order at 7:00 P.M.

ROLL CALL

Members Present:

- Arleen Pruitt, Chair
- Laura Shultz, Chair Pro-Tem
- Uriel De La Torre, Commission Member
- Penny Newman, Commission Member
- Christobal Rosales, Commission Member

Members Absent:
None.

PLEDGE OF ALLEGIANCE

Commissioner De La Torre led the Pledge of Allegiance.

PUBLIC COMMENTS/ APPEARANCE

Janet Benton, resident, spoke in opposition of the $500,000 EIR for the Stringfellow site and rejection of the North Pyrite Master Plan and Pyrite Canyon development.

Nancy Acorn, resident, expressed opposition to the EIR and any development in the Stringfellow Canyon.

Bill Harrison, resident, expressed opposition to the proposed project in the Pyrite Canyon, urging the Council to consider public safety and community concerns.

Jacqueline Lee, resident, asked the City to cancel the $500,000 EIR for the Stringfellow site, noting health risks, potential toxin exposure, and legal liability from future lawsuits.

Alana Merha In, resident, spoke in opposition to development in the canyon and funding the $500,000 EIR, citing health and safety risks from the former Stringfellow Site.

Carol Manettas, resident, advised the City not to develop near the Stringfellow site, noting her severe health issues. She asked that any industrial project be relocated to protect public health and ensure safe development.

CONSENT CALENDAR

Agenda Items 1, 2, and 3 were unanimously approved by the motion of Chair Pro Tem Shultz and seconded by Commissioner De La Torre.

The motion was approved (5-0-0).

Ayes: Pruitt, Shultz, Rosales, Newman and De La Torre

Noes: None

Abstained: None

Absent: None

PUBLIC HEARING ITEM NO. 4

PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 24350, THE DETERMINATION OF A PUBLIC CONVENIENCE OR NECESSITY TO ALLOW THE SALES OF BEER, WINE, AND DISTILLED SPIRITS FOR OFFSITE CONSUMPTION FOR ENTITLED GROCERY OUTLET SUPERMARKET LOCATED AT 6348 MISSION BLVD, SUITE 102, (APN: 182-031-003) AND DETERMINE THE PROJECT IS EXEMPT FROM CEQA PER SECTION 15301 (EXISTING FACILITIES); APPLICANT: GROCERY OUTLET

Andy Rivera, Assistant Planner, provided a PowerPoint presentation for Master application (MA) No. 24350, for the Determination of a Public Convenience or Necessity to Allow the Sales of Beer, Wine, and Distilled Spirits for Offsite Consumption for Entitled Grocery Outlet Supermarket located at 6348 Mission Blvd., suite 102, (APN: 182-031-003).

Commissioner De La Torre asked for clarification regarding slide six, noting that point three indicated two off-sale licenses are authorized within the census tract, but that three currently exist. He inquired whether the third license is not authorized.

Mr. Rivera clarified that the third off-sale license had been granted with special permission, and that approving an additional license for Grocery Outlet would result in an overconcentration within the census tract.

Commissioner De La Torre asked for clarification regarding the total number of off-sale licenses, confirming that approval of the Grocery Outlet license would result in four within the census tract.

Mr. Rivera confirmed.

Commissioner De La Torre asked to clarify whether the Sheriff provided formal "no objection" documentation or simply did not respond.

Mr. Rivera explained that some outside agencies provide formal review letters, but the Sheriff's Department only responded via email stating they had no comments or objections.

Katherine Read, City Attorney, noted a correction, stating that the CEQA exemption should be under Section 15061(b)(3), as it can be seen with certainty that approval of the Public Convenience and Necessity application would not have a significant environmental impact.

Commissioner Newman inquired about the proximity of Rustic Lane Elementary School and Rubidoux High School to the proposed Grocery Outlet site.

Mr. Rivera explained that Rustic Lane Elementary School is approximately 400 feet from the site and Rubidoux High School about 800 feet away, both within the 1,000-foot separation typically required. However, the proposed Grocery Outlet is exempt from this requirement, as it does not require a conditional use permit.

PUBLIC HEARING OPENED

PUBLIC COMMENTS/ APPEARANCE

Steve Rawlings, representative for Grocery Outlet, confirmed the company agrees to all conditions of approval and supports staff's recommendation. He mentioned in regards to alcohol sales, the store

will sell beer, wine, and distilled spirits near cashiers for visibility. Each store is managed by a local operator with a vested interest, ensuring high on-site presence and proactive oversight. Rawlings emphasized the store's commitment to safety and cleanliness.

Chair Pruitt asked for clarification on alcohol training, specifically whether Grocery Outlet has 35 to 40 trained employees responsible for verifying IDs at the register.

Mr. Rawlings explained that all Grocery Outlet employees complete ABC-approved Responsible Beverage Service (RBS) training, which covers proper ID verification and preventing sales to intoxicated individuals. The store uses an ID scanning system and requires employees to sign a clerk's affidavit confirming completion of the course. He emphasized a zero-tolerance policy: any violation of alcohol sales rules results in immediate termination.

Chair Pruitt inquired whether the store will have self-checkout and how alcohol sales would be controlled at those stations.

Mr. Rawlings stated that the store will not have self-checkout. He noted that, per ABC regulations, alcohol cannot be purchased through self-checkout and must be processed through a staffed register.

Chair Pruitt asked about the store's alarm and surveillance system, noting it has 16 cameras with 30-day retrieval. She inquired about the placement of these cameras both inside the store and in the parking lot.

Mr. Rawlings explained that cameras are placed at the front and back of the building to monitor entrances and the loading dock, with additional cameras strategically positioned throughout the store interior, including the cashier and alcohol areas. The total number of cameras is expected to be approximately 24, rather than 16.

Chair Pruitt asked if the cameras are monitored.

Mr. Rawlings stated that the cameras are monitored via a monitor in the manager's office but are not continuously observed. The system is high-definition, and recordings are available to law enforcement if needed.

Commissioner Rosales asked whether the alcohol in the store is displayed openly on shelves or if certain products, such as hard liquor, are kept under lock and key.

Mr. Rawlings stated that all alcohol, including spirits, is displayed openly on shelves, primarily in two shelving units. Wine and beer are the main products sold, with wine in 750 ml bottles and beer sold in packs rather than singles. While some communities have required altered display setups for security, Ms. Castro noted they intend to manage the store responsibly and address any issues proactively.

Commissioner De La Torre questioned whether the shopping center has security personnel and how Grocery Outlet plans to prevent patrons from drinking in the parking lot.

Mr. Rawlings stated there is no security guard, but staff monitor the site. The well-lit shopping center with cameras discourages loitering and public drinking, and staff remain vigilant to prevent any issues.

Commissioner De La Torre asked if employees would be responsible for addressing loitering and enforcing no-drinking rules in the parking lot, and who would take charge if such incidents occur.

Mr. Rawlings explained that loitering issues are typically handled by the store manager, who are trained to approach individuals and ask them to leave.

Commissioner Rosales asked whether Grocery Outlet shopping carts would include locking mechanisms to prevent carts from being taken off-site.

Mr. Rawlings stated that most Grocery Outlet locations have shopping carts equipped with locking mechanisms due to their high cost and effectiveness in preventing loss. He stated that he could not confirm if the Jurupa Valley store will have them at opening but explained that locks are usually installed if carts begin to go missing.

Deputy Director of Community Development, Dianne Guevara, added that the City Council recently adopted an ordinance requiring

retailers, especially in major shopping centers, to have shopping carts properly identified and secured so they can be returned if taken offsite. The City is working with new shopping centers to ensure compliance with these requirements.

PUBLIC HEARING CLOSED

COMMISSION DISCUSSION:

Chair Pruitt stated that she supports the project, noting that Grocery Outlet is an established organization, their surveillance cameras are important, and the Sheriff's Department has reviewed and approved it, making her inclined to support approval.

Commissioner Newman expressed her support of the project and noted that the company is well-known and operates successfully throughout California.

Chair Pro Tem Shultz expressed enthusiasm for Grocery Outlet as a new shopping option for the area, noting that the neighborhood has mostly older residential developments and limited retail choices. She emphasized that Grocery Outlet is well-managed, with attentive staff who maintain a safe environment, which in turn benefits customer experience and sales, and stated her support for the project.

Commissioner De La Torre welcomed Grocery Outlet to the community, appreciating it as an additional shopping option for residents. He noted a concern about potential loitering in the parking lot and emphasized the importance of employee training to address it, but expressed overall support for the project.

Chair Pro Tem Shultz moved and Commissioner Newman seconded to adopt Resolution No. PC-2025-24 approving the issuance of a Determination for Public Convenience or Necessity No. 25001 to allow the sales of beer, wine, and distilled spirit for off-site consumption at an entitled supermarket at 6348 Mission Boulevard, Suite 102 (APN: 182-031-003) and determine the project is exempt from the California Environmental Quality Act (CEQA) under Section 15301: Existing Facilities.

The motion was approved (5-0-0).

Ayes: Pruitt, Shultz, Rosales, Newman and De La Torre

Noes: None

Abstained: None

Absent: None

PUBLIC HEARING ITEM NO. 5

PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 25211, PUBLIC USE PERMIT (PUP) NO. 25001 TO ESTABLISH AN OUTPATIENT BEHAVIOR HEALTH FACILITY AT 6770, 6690, AND 6798 LIMONITE FRONTAGE ROAD IN JURUPA VALLEY (APNS: 18-160-027, 186-140-003, 186-140-004)

Rob Gonzalez, Principal Planner, provided a PowerPoint presentation for Master Application (MA) No. 25211, Public Use Permit (Pup) No. 25001 to Establish an Outpatient Behavior Health Facility at 6770, 6690, and 6798 Limonite Frontage Road in Jurupa Valley (APNS: 186-160-027, 186-140-003, 186-140-004).

Commissioner Rosales inquired about the nature of the facility, noting a previous request for a conditional public use permit, and asked for clarification on whether the site would operate solely as an outpatient facility or include short-term housing, and what the current use of the property is.

Mr. Gonzalez clarified that the facility is not currently providing outpatient services, and that outpatient operations are planned to begin only after the approval of the use permit.

Commissioner Rosales asked who is responsible for oversight of the facility and inquired about the frequency of State inspections. He also inquired on the frequency of inspections.

Mr. Gonzalez stated that in preparation for the hearing, he contacted the Sheriff's Department, which reported there have been no recent incidents requiring service at the site.

Commissioner Rosales asked if there have been any recent calls or incidents in the residential areas adjacent to the facility, not just on the facility's property.

Mr. Gonzalez responded that his inquiry to the Sheriff's Department was specific to the facility's address, and they confirmed that there have not been any recent calls to that location.

Commissioner De La Torre asked for clarification on page three of the staff report regarding staffing, noting it states the facility will employ between one and eight staff members depending on the day, with limited staff during evenings and weekends, and inquired whether the facility will have staff present at all times or only during certain hours.

PUBLIC HEARING OPENED

PUBLIC COMMENTS/ APPEARANCE

Amber Castro introduced herself as the Director of Outpatient Services for Pacific Grove Hospital.

Commissioner Rosales asked what types of behavioral health issues are currently treated at the facility and what services are planned for the future if the project is approved.

Ms. Castro responded that the facility is not currently providing outpatient services. If approved, the site would serve individuals with a range of behavioral health conditions, including anxiety, depression, PTSD, grief and loss, bipolar disorder, and co-occurring disorders involving both primary mental health and secondary substance use.

Commissioner Rosales asked whether the facility would tend to individuals with sexual behavior issues or any patients that might raise safety concerns for the community, and if any such residents currently live at the facility.

Ms. Castro clarified that the facility does not currently house individuals with sexual behavior issues, and their screening and intake process excludes such patients, including registered sex offenders, from participating in the program.

Commissioner Rosales asked how many state inspections are conducted at the facility on an annual basis.

Ms. Castro explained that the facility is regulated by the California Department of Public Health and the Joint Commission. If approved, the site would undergo an initial survey by both agencies, and if no conditions of participation are identified, Joint Commission surveys would occur every three years, aligning with the hospital's inpatient survey schedule.

Commissioner Rosales asked when the facility last underwent a state or health inspection.

Ms. Castro responded that the last inspection for the outpatient program was approximately two years ago during their Joint Commission tri-annual regulatory survey.

Commissioner Rosales asked Ms. Castro if any findings were identified during the last inspection.

Ms. Castro responded that she was not familiar with any specific outpatient findings but confirmed that no condition-level findings were issued, which would have required a follow-up survey within 120 days.

Commissioner De La Torre asked Ms. Castro to clarify staffing, specifically whether there will be personnel on-site 24 hours a day, seven days a week.

Ms. Castro stated that staff will be present during outpatient hours, which are from 8:00 a.m. to 1:30 p.m., with staff remaining on-site until 4:30 p.m. for program support.

Commissioner De La Torre asked Ms. Castro if there will be residents living on-site at the facility.

Ms. Castro responded that the residents will be in the on-site supportive and independent living units.

Commissioner De La Torre asked Ms. Castro about the type of patients living on-site, whether they are near the end of their treatment, and if their presence poses any risk to the community. Ms. Castro responded no.

Ms. Castro explained that the residents in the housing program also participate in outpatient services, addressing issues like depression, anxiety, and trauma. All residents undergo a thorough screening process and must follow established rules. If rules are broken, the director reviews the situation and decides whether the resident can remain in the program or be discharged, ensuring both program integrity and community safety.

Commissioner De La Torre asked how the facility monitors and enforces rules when no staff are present, expressing concern about incidents occurring during unstaffed periods.

Ms. Castro responded that they maintain strong rapport with residents, who report any issues or incidents in the housing units directly to staff.

Chair Pruitt asked for clarification on the outpatient program, noting that 20 to 30 clients attend daily from 8:00 a.m. to 1:30 p.m., with staff present until 4:30 p.m., and inquired about the length of stay for permanent residents, including whether there is a set time limit.

Ms. Castro explained that residents may stay as long as they meet medical necessity and continue participating in outpatient services. Average stays range from one to three months, though some residents stay shorter or longer depending on individual needs.

Chair Pruitt asked what resources are offered to residents when they leave and whether the facility requires someone to pick them up or confirmation of a placement.

Ms. Castro confirmed that residents are case managed to ensure they are placed in appropriate care settings when they leave.

Chair Pruitt asked if residents continue to be monitored after placement or transition fully to outpatient care.

Ms. Castro clarified that residents are already part of the outpatient program while living on-site and continue attending daily services during their stay.

Chair Pruitt asked if residents at the higher level of care who are offered greater independence are allowed to come and go from the property freely.

Ms. Castro explained that residents may leave the property after programming hours, which run from 8 a.m. to 1:30 p.m. The program includes structured group and individual therapy sessions, and some patients see a psychiatrist. Transportation is provided for those without vehicles. Residents living on-site return to their housing units after programming and are expected to maintain cleanliness and follow house rules, with staff conducting regular check-ins to ensure compliance.

Chair Pruitt asked if the program includes a late-night curfew.

Ms. Castro confirmed that the curfew is set at 9 p.m.

Chair Pruitt asked Ms. Castro, to confirm the city where she resides, to determine the distance she would need to travel while on-call.

Ms. Castro responded that she lives in San Bernardino, which is approximately 20 miles from the facility.

Chair Pruitt asked about security measures, specifically whether there are cameras or other systems in place to monitor the facility.

Ms. Castro confirmed that, if approved, both interior and exterior cameras will be installed throughout the property to monitor the facility.

Chair Pruitt asked if Ms. Castro had reviewed the residents' comments to the Planning Commission, noting that the feedback made it sound difficult for the neighbors.

Ms. Castro responded that questions from the residents about patient supervision, services provided, population served, sex offender concerns, and staffing had been addressed. She noted that there were questions raised concerning a nearby facility and clarified that they are not affiliated.

Chair Pruitt noted that one of the letters received mentioned an individual, standing in the driveway, and sought clarification regarding the situation.

Ms. Castro stated they were not previously aware of the reported incident and assured that if approved, they would be available to the community for any concerns. She also addressed the mention of police

activity, clarifying that in the past year, they had only contacted authorities twice for medical emergencies.

Chair Pruitt noted that a letter mentioned an incident where a neighbor's son was reportedly screamed at by someone from the facility while standing in a driveway. She asked whether any police or medical calls at the site were related to in-house fighting.

Ms. Castro responded that the police and medical calls were related to a health condition and not due to any in-house fighting.

Chair Pro Tem Shultz asked about oversight for residents living on-site after hours, expressing concern about potential incidents without staff present to intervene. She also inquired about the source of funding for both residential patients and outpatient clients, including how treatment is financed and covered by insurance.

Ms. Castro explained that residents with a history of violence or aggressive behavior are screened out during intake to ensure safety, and the program provides a secure environment for those admitted. She added that patients are covered through insurance, with authorization required for participation in the program.

Chair Pro Tem Shultz asked if any of the clients seeking mental health services at the facility are court-ordered to participate in treatment.

Ms. Castro responded that none of the clients are court-ordered, and noted that some participants in the outpatient program are community members.

Chair Pro Tem Shultz asked about concerns with for-profit treatment programs, specifically regarding patients whose insurance may run out before completing treatment. She asked whether the facility continues care in that case and how patients are transitioned afterward, including whether the housing functions like a halfway house or supports continued independent living.

Ms. Castro explained that each patient receives an individualized treatment plan that sets goals and guides their care. They emphasized that patients are treated regardless of insurance status and that the facility does not accept out-of-state clients solely to increase census. She explained that the team advocates for patients to complete their

treatment and ensures an appropriate step-down or discharge plan, including use of on-site housing if needed.

Chair Pro Tem Shultz expressed concern that the lack of on-site staff for residents living at the facility could pose a security risk. She noted that without supervision, it may be difficult to manage incidents if situations escalate, though she acknowledged that other operational aspects of the facility appeared well managed.

Donovan Collier, representative for Ms. Castro, clarified that the supportive housing component of the facility is allowed by state law and is not part of the current application. He emphasized that the focus of the application is solely on bringing outpatient services from Pacific Grove Hospital to the site. He noted that the residents currently living on-site would normally travel to the hospital for these services, and the proposed change simply consolidates outpatient care on-site for efficiency.

Chair Pro Tem Shultz raised a concern that, while residents are legally allowed to live on-site, neighbors also have the right to privacy and quiet enjoyment of their property. She emphasized that this could be particularly concerning on weekends when staff are not present to monitor activity.

Mr. Collier acknowledged the concern but noted that since this is supportive housing allowed by right, requiring staff on-site cannot be mandated. He expressed understanding of the neighbors' concerns and stated the intent to address them through the facility's operational processes.

Chair Pruitt asked how the facility plans to address neighbors' concerns about a group of relatively unfamiliar residents living in a home without on-site supervision, noting the letters from neighbors expressing worry about potential issues and comparing the situation to having a parent ensuring proper behavior in a household.

Mr. Collier stated that there have been no incidents of concern historically and emphasized that the residents are not criminals but community members, such as nurses. Ms. Castro acknowledged the concerns but noted that the residents have a legal right to live there and that, without evidence of ongoing issues, additional requirements or actions would be difficult to justify.

Chair Pruitt noted that the letters from neighbors expressing concerns serve as evidence of ongoing issues in the community.

Commissioner De La Torre asked for clarification, stating he believed some of the outpatients also reside at the facility.

Mr. Collier clarified that the application only concerns providing outpatient services on-site. He stated that the residential component, where individuals live at the facility, is not part of this application.

Commissioner Newman asked if the situation would be comparable to residents living in a nearby apartment building.

Mr. Collier responded that, yes, the residents are living together like in supportive housing under state law, but emphasized that this is not the focus of the current application.

Chair Pruitt asked how many residents are living in that environment and how many bedrooms are in the facility.

Mr. Collier stated that there are currently 16 residents living on the property across 10 rooms.

Chair Pro Tem Shultz asked to confirm that the on-site housing provides a safe environment for residents to receive treatment for conditions like depression, PTSD, and anxiety, allowing them to learn coping skills and mental health strategies to return home successfully without causing additional family stress.

Ms. Castro stated that the housing provides short-term support for residents to receive therapy, including group, individual, and family sessions, to help them return home successfully. She emphasized building strong relationships with neighbors, maintaining open communication, addressing safety concerns, and participating in community activities to ensure a safe and supportive environment for both residents and the surrounding community.

Chair Pruitt asked Ms. Castro if she had spoken with the neighbors who submitted the letters.

Ms. Castro stated that she has not yet spoken with the neighbors but has received their letters. She brought her business card with her

personal cell phone number and expressed willingness to be present in the neighborhood to address any concerns.

Commissioner Rosales asked what Pacific Grove Sunrise does beyond state or health department requirements to ensure safety and quality, seeking to understand any additional measures the facility takes above and beyond regulatory compliance.

Ms. Castro explained that Pacific Grove Sunrise exceeds state requirements through a robust quality program, including daily to quarterly audits, weekly leadership reviews (QAPI meetings), outcome tracking for patients, evidence-based care, weekly treatment team reviews, and ongoing staff training to ensure effective, individualized treatment and patient progress.

Commissioner Rosales asked about employee training and qualifications, specifically whether staff are required to have a medical background or if any applicant can fill a vacancy and requested details on the training and requirements for working at the facility.

Ms. Castro explained that staff qualifications depend on their discipline. Registered nurses, clinicians, and therapists must have a minimum of a master's degree and be licensed or working toward licensure with the Board of Behavioral Science. Psychiatrists and psychiatric nurse practitioners are also fully licensed. All licenses are verified for validity and disciplinary history, and any issues result in disqualification. Human Resources at the hospital ensures all staff meet these requirements to provide safe and competent care.

Commissioner Rosales asked what improvements the facility could make to address concerns and enhance operations.

Ms. Castro stated that a key improvement would be having more space to provide additional services, independent rooms, and expanded treatment options, including new therapeutic modalities such as EMDR.

Commissioner Rosales asked if the applicant would consider holding a study session with neighbors to hear their concerns about the small frontage road, parking, and traffic from outpatient services, and to provide information about the facility and its operations.

Ms. Castro responded that they would absolutely consider it and, if approved, plan to host an open house for neighbors and community partners to tour the facility.

Commissioner De La Torre asked about the type and height of fencing on the south, east, and west sides of the property to ensure patients cannot easily access neighboring homes.

Ms. Castro stated that the fences on the south, east, and west sides are fairly high and would be difficult to jump over, though they could not provide the exact height.

Commissioner De La Torre asked if the new development on the east side of the property is installing cinder block walls, and asked to confirm that the walls are in place.

Ms. Castro confirmed.

Chair Pruitt asked if there will be any parking on the Frontage road.

Ms. Castro responded that there is no parking.

Matt Bauer, resident, spoke in opposition to the application. He stated that the development is not fully built out, with 31 planned homes that will border the subject property. He expressed concerns about negative impacts on property values, increased traffic, and compatibility with surrounding residential zoning. Bauer questioned the appropriateness of expanding the facility's use and raised concerns about potential future expansion.

Gary D., resident, was donated time from Carol Olson. Gary D. spoke in opposition to the proposed facility, citing concerns about safety, increased emergency responses, and proximity to another similar facility within 500 feet. He expressed fears of potential violence, neighborhood disruption, and overcrowding, noting that the operator, Acadia, is a for-profit company. He asked the commission to deny the application, stating the area is becoming more residential and unsuitable for such a facility.

Donald Gentry spoke in opposition to the project, citing past negative experiences with the facility, including patient disturbances and disrespect toward neighbors.

Scott Mabus expressed support for the facility, emphasizing the need for increased staffing to ensure safety and quality care. He shared personal experience with similar treatment programs and noted past positive experiences with the former facility. He also clarified that many concerns about neighborhood disturbances likely stem from unrelated local issues, not the treatment center.

Bart VonGal, resident and founder of a former nonprofit treatment center, voiced support for the mental health facility. He emphasized the need for professional mental health services in communities, clarifying that patients are not violent. He commended Pacific Grove's professionalism and recommended maintaining staff presence during evenings and weekends for emergencies.

Denise De Granada, resident, expressed strong opposition to the proposed facility. She noted the neighborhood has an elementary school within walking distance. While supportive of mental health care, she raised concerns about safety, staffing, unknown patients, and the impact of daily outpatient traffic.

Mireida Curiel, resident, spoke in opposition to the proposed facility. She recommended that the facility not be approved in this location.

Ms. Castro responded, acknowledging community concerns and emphasizing support for both patients and residents. She highlighted her experienced, dedicated staff and expressed willingness to make improvements. She requested approval to provide the needed outpatient services.

Chair Pruitt asked if the applicant would be amenable to having staff on site 24/7 and holding an open house for neighbors to see the facility, meet staff, and receive contact information, if the decision were tabled or conditioned in that manner.

Ms. Castro responded that she would be amenable to the proposed conditions.

PUBLIC HEARING CLOSED

COMMISSION DISCUSSION:

Chair Pro Tem Shultz stated support for approval if conditioned on having 24/7 staff on-site to address any issues. She expressed concern

about tabling the matter for an open house, noting that similar concerns could arise with future projects. Shultz noted that past concerns cited by neighbors were related to other facilities, not this one, and stressed that the property is tranquil and suitable for such services. She advocated for providing these mental health services locally rather than forcing patients elsewhere.

Commissioner Newman emphasized the stigma surrounding mental health and cautioned against assuming individuals at the facility would be violent or problematic. She stated that the facility provides necessary, professional care and is no different from other residential settings. She opposed imposing a 24-hour staffing condition, arguing it would unfairly single out residents and reinforce stigma. She expressed support for the facility moving forward.

Commissioner Rosales acknowledged both pros and cons of the facility. He noted that while the facility has operated for some time without major incidents, concerns arose after receiving neighbor letters. He emphasized the need for increased staffing during later hours, enhanced property security, and addressing traffic from outpatient services. He recommended that Pacific Grove staff and community members meet to discuss and resolve concerns before any expansion, highlighting the importance of mental health services while balancing neighborhood safety.

Commissioner De La Torre expressed support for the facility, acknowledging the need for mental health services. He noted concerns about staffing and recommended approval only if a staff member is on-site 24/7, emphasizing that this would provide residents with peace of mind and address overnight issues.

Chair Pruitt expressed support for mental health facilities in the area. Her main concern is staffing; she emphasized the importance of having a qualified staff member on-site 24/7 for safety. She also recommended an open house so neighbors could meet staff, discuss concerns, and have direct contact information. She acknowledged the difference between a group home and an apartment building and stated that she remains conflicted but insists on a 24/7 staff member.

Commissioner Newman clarified that the focus of the consideration is the outpatient facility, not the supportive housing component, and therefore the 24-hour staffing issue is not directly relevant to the current resolution.

City Attorney Maricela Marroquin stated that since the applicant indicated she was amenable to adding a condition, it could potentially be included, as the applicant agreed to it.

Dianne Guevara, Deputy Director of Community Development, added that, before the motion, another potential condition could be included requiring the applicant to hold a Community Meeting or Open House and report back to staff on the outreach conducted with residents, if the Commission wishes to include that.

Commissioner Newman moved and Chair Pro Tem Shultz seconded to adopt Resolution No. PC 2520-25-25, approving MA 25-211 for the Pacific Grove Sunrise outpatient facility and finding that the project is exempt from CEQA Section 15301.

The motion was not approved (2-3-0).

Ayes: Shultz, and Newman

Noes: Rosales, Pruitt, and De La Torre

Abstained: None

Absent: None

PUBLIC HEARING OPENED

Chair Pruitt asked the applicant if 60 days would be an acceptable range of time to hold a Community Meeting.

The applicant confirmed that 60 days would be acceptable.

PUBLIC HEARING CLOSED

Commissioner De La Torre moved and Chair Pruitt seconded to approve the application with the conditions of approval to hold a Community Meeting within 60 days of approval and having a staff member on-site 24 hours a day, 7 days a week.

The motion was approved (3-0-2-0).

Ayes: Rosales, Pruitt, and De La Torre

Noes: None

Abstained: Shultz, and Newman

Absent: None

PUBLIC HEARING ITEM NO. 6

PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 22248: GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP, SITE DEVELOPMENT PERMIT TO ALLOW FOR CONSTRUCTION OF 232 RESIDENTIAL UNITS AND 24,000 SQUARE FEET OF COMMERCIAL/RETAIL SPACE WITHIN A 33-ACRE SITE LOCATED AT THE SOUTHEAST INTERSECTION OF LIMONITE AVENUE AND WINEVILLE AVENUE (APNS: 157-250-011, 157-250-013); APPLICANT: DIVERSIFIED PACIFIC DEVELOPMENT GROUP, LLC

Reynaldo Aquino, Senior Planner, provided a PowerPoint presentation for Master Application (MA) No. 22248: General Plan Amendment, Change Of Zone, Tentative Tract Map, Site Development Permit to allow for construction of 232 Residential units and 24,000 square feet of commercial/retail space within a 33-acre site located at the Southeast intersection of Limonite avenue and Wineville avenue (APNS: 157-250-011, 157-250-013); Applicant: Diversified Pacific Development Group, LLC.

Commissioner Rosales asked planning staff if they knew the average square footage of the residential lots north of the project and south of 63rd Street.

Mr. Aquino responded that the land north and south of the project site is designated low-density residential with approximately 20,000 square foot lots, and that west of the site is medium-density residential with smaller minimum lot sizes of around 7,200 square feet.

Commissioner Rosales thanked staff and asked whether the proposed commercial center would include features such as a hitching post or water trough.

Mr. Aquino stated that a hitching area is proposed at the corner of Wineville Avenue and 63rd Street as part of the commercial

component, noting that no water troughs are planned and the location may be adjusted per project conditions.

Commissioner Rosales commented that the hitching post should be considered similar to the one at Limonite Plaza, including a water trough, and asked for clarification that the trail along Limonite will be a concrete multi-purpose trail not intended for horses, with equestrian use located on the north side of Limonite.

Commissioner Rosales asked for clarification on the type and grade of fencing required by the City along the horse trails, noting past issues with vinyl fencing.

Mr. Aquino stated that appropriate fencing materials, such as vinyl fencing similar to what was used along Limonite, can be added as a condition for the horse trails.

Commissioner Rosales asked whether the block walls along Limonite and surrounding the project will be treated with anti-graffiti coating, noting the importance of maintaining appearance.

Mr. Aquino confirmed that it is a standard condition for all projects that block walls be coated with anti-graffiti treatment to allow for easier removal of any graffiti.

Commissioner De La Torre thanked Chair and Mr. Aquino for the presentation and asked what type of improvements are planned for 63rd Street, noting that it is currently dirt with trash and inquiring whether it will be paved and marked.

Mr. Aquino explained that the south side of 63rd Street will feature the equestrian trail with minimal landscaping, while the north side will include 57 single-family homes with sidewalks and driveways, and the street will be improved as a two-way road.

Commissioner De La Torre expressed concern that the horse trail along Limonite will be concrete, noting that many equestrian homes south of 63rd Street will use it and recommended considering decomposed granite or dirt as an alternative, and also asked that the proposed bridge included in the conditions of approval be designed to accommodate both pedestrians and equestrians to connect both sides of the property.

Mr. Aquino confirmed that the proposed bridge crossing the Day Creek Channel along 63rd Street on the south side of the project will be approximately 10 to 12 feet wide and designed for both pedestrians and equestrians, located adjacent to the horse hitching area.

Deputy Director Dianne Guevara confirmed that the bridge will accommodate both pedestrians and equestrians, is included in the conditions of approval, and that the applicant has agreed to submit detailed plans for departmental review before any building permits are issued to ensure a walkable community with access to the commercial site.

Commissioner De La Torre asked whether the open space areas, such as the pool and hitching post, will be private for homeowners or accessible to the public.

Mr. Aquino clarified that the only private common area will be the recreational center for the townhomes, including the pool and spa, while all other common areas, including the hitching post, will be open to the public and residents.

Commissioner De La Torre asked for clarification on the project's history, noting that it was originally approved in 2017 and inquiring whether the entitlements subsequently expired.

Mr. Aquino confirmed that the project was approved in 2017, but construction did not proceed, causing the entitlements to expire, and that a new developer, Diversified, has submitted the current proposal.

Commissioner De La Torre confirmed that the original 2017 developer would have had the right to proceed with the approved project if construction had continued. He stated that at this moment, he had no further questions and thanked Reynaldo.

Chair Pro Tem Shultz clarified that the south side of Limonite is not a recognized equestrian trail despite being dirt, confirmed that the official trail is on the north side connecting to Sky Country and 63rd Street, and asked that crossings on Wineville and Lucretia be upgraded for horse use, noting that the 42-inch vinyl fencing will match the durable equestrian fencing used at Limonite Plaza.

Mr. Aquino confirmed that the Community Development Director will have flexibility to approve the exact vinyl fencing material as part of the project conditions.

Chair Pro Tem Shultz clarified that the vinyl trail fencing will be the same durable material used at Limonite Plaza and confirmed that this is already included in the conditions of approval.
Mr. Aquino explained that the specific fencing material is not fixed in the conditions, but the Community Development Director will have the flexibility to approve the appropriate material during project review.

Chair Pro Tem Shultz confirmed that the proposed bridge over Day Creek will use the same proven material as the existing north-side Limonite bridge, accommodating both pedestrians and equestrians, and stated that she had no further questions.

Commissioner De La Torre recommended that although the south side of Limonite is currently dirt and not part of the official trails, it could be added for pedestrian and equestrian use with decomposed granite to connect residents south of the project to the trails further east toward the river.

Chair Pro Tem Shultz noted that adding a new trail along Limonite would require review by JARPD to determine if they would assume maintenance, as they currently maintain the existing equestrian trails on 63rd and Limonite.

Mr. Aquino stated that if JARPD does not agree to maintain a new trail along Limonite, it would need to be determined whether the applicant, HOA, or another entity would assume maintenance responsibilities.

Commissioner De La Torre noted that if JARPD does not take on maintenance, the applicant could explore alternative ways to provide and maintain the trail.

Chair Pro Tem Shultz stated that if adding the trail were included as a condition, the public hearing would need to be continued to allow JARPD time to evaluate and hold the necessary meetings.

Mr. Aquino explained that confirming JARPD's maintenance approval would take time, but a flexible condition could verify who will maintain the trail, allowing the hearing to proceed without continuation.

Commissioner Rosales asked why the trail is being labeled as a multi-use trail if it is intended only for pedestrian use.

Mr. Aquino explained that the trail is considered multi-use because it accommodates pedestrians, bicyclists, and potentially horses, although it may not be fully safe for equestrian use.

Commissioner Rosales asked if the applicant will already be responsible for trail maintenance, questioning why it would need to be handed over to another entity.

Mr. Aquino clarified that JARPD would only be responsible for the decomposed granite (DG) trails, distinguishing them from the other trail sections.

Commissioner Rosales questioned why JARPD's agreement would be needed if the trail is already maintained by the applicant and considered multi-use, noting that if it is not intended for horses, no further action would be required.

Chair Pro Tem Shultz clarified that the trail is considered a multi-use trail for pedestrians, bicycles, skateboards, and wheelchairs, but is not designated as an equestrian trail; JARPD will maintain only the official equestrian trails, while the multi-use sections are like sidewalks elsewhere and do not fall under JARPD's equestrian responsibilities.

Commissioner Rosales stated that, based on the clarification, additional vinyl fencing should not be required for a horse trail since the area is not designated for equestrian use.

Chair Pro Tem Shultz explained that additional vinyl fencing is not needed for the multi-use trail, noting that requiring fencing along the entire length of Limonite would be extensive and unnecessary since the trail is not designated for equestrian use.

Commissioner De La Torre expressed concern that the proposed two-rail, 42-inch vinyl fencing is too low for horseback riders compared to the taller fencing at Limonite Plaza, and noted the potential safety risks of horses using the multi-purpose trail along Limonite given the proximity to equestrian areas on both sides and anticipated use by riders accessing the shopping center.

Chair Pro Tem Shultz confirmed that equestrians crossing from the north to south side of Limonite would only do so at signalized intersections and would not cross mid-street or over medians.

Chair Pruitt stated that the public hearing was now open and invited the applicant to approach the podium.

Nolan Leggio, the applicant, provided an overview of the project, highlighting community engagement, residential and commercial design, equestrian-friendly features, trails and bridges, open spaces, street and infrastructure improvements, and parking, emphasizing that the plan reflects community feedback and city standards.

Commissioner Rosales thanked the applicant for the presentation and asked for the lot sizes of the single-family dwellings.

Mr. Leggio stated that the single-family dwelling lots range in size at approximately 5,500 square feet.

Commissioner Rosales clarified that the single-family lots are under 6,000 square feet and asked whether the HOA community will be gated, to which the applicant confirmed it will be open and non-gated.

Mr. Leggio clarified that, aside from the gated pool area, all other amenities, including TOT lots and streets, are open to the public, with the 63rd Street park designed for equestrian users from adjacent communities, and the pool's restroom building located within the gated area.

Commissioner Rosales asked if the applicant has any concerns with designing the commercial site's hitching post and horse area to meet the standards used at Limonite Plaza.

Mr. Leggio responded that there is no concern and confirmed they can design the commercial site's hitching post and horse area to match the standards at Limonite Plaza.

Commissioner Rosales asked whether the commercial site's hitching post will include proper lighting in addition to the horse trough.

Mr. Leggio confirmed that the commercial site and project will have lighting, including streetlights along 63rd and within the commercial

center, and noted that a photometric study will be conducted post-entitlement to determine the specific lighting details.

e ut irector ianne ue ara noted t at t e 11 00 P cur e ad been reached and advised the Planning Commission that a vote is required to extend the meeting to continue the public hearing, as three public comments remain.

Chair Pruitt called for a motion to extend the meeting, a motion was made and seconded, and the extension was approved with all in favor and no one opposed.

Commissioner Rosales expressed concern about the bridge near the other hitching post, asking whether it will have proper lighting for nighttime use and noting uncertainty about its width, estimated to be 80 to 100 feet.

Mr. Leggio confirmed the bridge span is approximately 80–100 feet and stated that while the specific lighting plan has not yet been developed, sufficient lighting will be provided and included in the photometric plan for staff review and approval.

Commissioner Rosales asked whether the applicant would consider upgrading the street crossings at Wineville and Limonite with push-button signals to meet current safety standards for pedestrians and equestrians.

Mr. Leggio confirmed that the plan already includes upgraded traffic signals at Limonite and Wineville, with equestrian crossing buttons and signal synchronization to improve both safety and traffic flow.

Commissioner Rosales asked whether the community will include natural gas or if it will be all-electric.

Mr. Leggio stated that it has not been officially determined whether the community will include natural gas. They noted that California regulations increasingly restrict new developments from including natural gas, so by the time construction occurs, state law may require the community to be all-electric.

Commissioner Rosales asked about other communities still receiving natural gas and noted that it has been reported to be up to the developer.

He inquired whether the project is considering 100 percent electric homes without any gas.

Mr. Leggio stated that their company has never built a project without natural gas. He explained that recent state laws make including gas highly penalized through reduced rebates from utility companies, adding thousands of dollars to the cost of each home. He noted that while the company would prefer to include natural gas, market forces and regulations are increasingly pushing projects toward all-electric homes.

Commissioner Rosales stated that it is his understanding that the issue is primarily with the electric company. He noted that if natural gas is installed, incentives from the electric company are not provided.

Mr. Aquino explained that both gas and electric incentives are affected. He stated that gas used to provide incentives but was prohibited from doing so a few years ago. He added that electric incentives are also not available if natural gas is installed.

Commissioner Rosales stated that power outages can leave residents without electricity to cook or perform other tasks. He emphasized that the option for natural gas should be considered unless the state legally prohibits its installation. He expressed a preference for homes to have both electric and natural gas options.

Mr. Leggio stated that the option for natural gas will be considered but cannot be guaranteed due to state legislation. He noted that their preference is to install gas and that the company has never built a community without it, but recent changes in laws have made it substantially more difficult.

Commissioner De La Torre asked about the vinyl fencing and requested information on guarantees or warranties for residents in case the fencing is damaged or knocked down by strong winds.

Mr. Leggio stated that the vinyl fences are concreted into the ground at the posts and that wind loads are reviewed and approved by the city during the final engineering process. He noted that the specifics of wind load capacity are beyond his scope but assured that they are considered in the design and approval process.

Commissioner De La Torre asked Mr. Leggio how long the company would warranty the vinyl fencing in the event it breaks or is damaged and whether there would be a one- or two-year warranty.

Mr. Leggio stated that all new homes in California require a 10-year warranty. They noted it is unclear if that warranty covers external items such as fences but indicated that in past projects, the company continues to address issues like driveway and stucco cracks even years later, and they would treat properly designed fences similarly.

Commissioner De La Torre asked Mr. Leggio if the company would consider increasing the vinyl perimeter fence on the equestrian side trails from two rails to three rails at 73 inches similar to Limonite Plaza to better contain horses and improve safety.

Mr. Leggio stated that they are willing to consider increasing the vinyl perimeter fence to three rails on the equestrian side trails and would coordinate with staff prior to City Council.

Commissioner De La Torre stated that given their long-term experience in the area, they anticipate equestrian riders will use the south side of Limonite. He inquired whether the applicant would consider maintaining a DG dirt trail if JARPD does not assume responsibility.

Mr. Leggio noted that Limonite is a major city street currently maintained by the city, including landscaping, the median, and parkway. They said assigning maintenance to the HOA may not be appropriate and that JARPD may not need to be involved. They recommended the Planning Commission give a recommendation so staff and the developer can finalize maintenance plans for City Council.

Commissioner De La Torre emphasized that the area serves as a gateway into the city and is part of the equestrian lifestyle protection overlay. He expressed support for including as a condition of approval that the south side of Limonite be DG for horse riders and have vinyl fencing for safety.

Mr. Leggio confirmed willingness to construct the DG trail and vinyl fencing on the south side of Limonite and noted that technical details would need to be coordinated with staff.

Chair Pruitt asked if the access points off of Limonite into the project would include dedicated lanes.

Mr. Leggio explained the Limonite access points. From west to east, the first access is right-in, right-out. The next allows a left-in only from westbound Limonite, without a dedicated signal. The following access at the Day Creek Channel is right-in, right-out. The third access at Accretion has a traffic signal allowing full turn movements. The final access is right-in, right-out.

Chair Pruitt confirmed that a median will be installed in the middle of Limonite and clarified that vehicles coming from the I-15 would still be able to turn right into the project.

Mr. Leggio confirmed that the project includes right-turn pocket lanes as part of the roadway improvements, and the civil engineer verified this.

Chair Pruitt noted that at the 2022 meeting, she had requested a PowerPoint showing traffic flow and dedicated lanes, and stated that this was not included in the current presentation.

Mr. Leggio acknowledged the omission of the traffic flow and dedicated lanes slide and stated that it will be added to the City Council presentation.

Chair Pro Tem Shultz expressed concern about the south side of Limonite, noting it currently has only homes and no commercial or equestrian connectivity. She recommended relocating the vinyl fencing to the north side to enhance aesthetics and create a safer, connected equestrian trail, and proposed allocating funds (e.g., $500,000) to improve the north side gateway. She also recommended adding playground equipment to the equestrian park area to encourage use by families and community residents. She asked if the applicant would be amenable to these changes.

Mr. Leggio stated that the applicant is amenable to adding playground equipment in the equestrian park area, noting some restrictions due to underground water quality chambers but confident something could be accommodated. Regarding the north side of Limonite, they acknowledged the idea could improve the area but noted the project already carries a significant infrastructure burden. They indicated that adding substantial improvements on the north side would require further discussion with the city and could not be committed to at this time.

Chair Pro Tem Shultz stated that constructing the equestrian trail and vinyl fencing on the south side would be a massive and expensive burden. She recommended that instead of building it on the south side, the improvements could be shifted to the north side of the street.

Mr. Leggio stated that he was unclear about the full extent of the new fencing. He explained that when he agreed to a DG trail, he understood it as a replacement of a concrete trail or landscaping with DG. Adding an entirely new fence would require further discussion. He requested a recommendation from the Planning Commission so that staff and he could develop a formal condition for City Council.

Chair Pro Tem Shultz clarified that she wanted to ensure her position was clear regarding support for her colleague's request. She stated that even if the full fence could not be installed, she would like to see funds, around $250,000, allocated to improve the equestrian trails in that area, similar to previous projects, specifically designated for trail enhancements.

Mr. Leggio stated that they can work with staff to develop a solution but noted that the specifics cannot be determined during the current meeting.

Commissioner Newman asked for an estimate of the sale prices for the various housing types.

Mr. Leggio stated that projected housing prices are not finalized and depend on the market at the time of sale. Construction is expected to start mid- to late next year, with homes likely available six to nine months after that. The development is designed to offer more affordable options for first-time homebuyers, with smaller lots and varied product types. Townhouses are projected to be the least expensive, followed by cluster units, and single-family homes on 6,000-square-foot lots being higher, but still more affordable than half-acre lots. Overall, prices are expected to range from the mid-$500,000s to the $700,000s, all market rate.

Commissioner De La Torre asked for clarification on the top lot, specifically whether it is designed just for toddlers or for broader use.

Mr. Leggio clarified that the top lot is a playground featuring a large prefabricated play structure with slides and climbing elements for children.

Commissioner De La Torre asked about affordable housing, confirming if the applicant intends to pay the in-lieu fee.

Mr. Leggio confirmed that the project will address affordable housing through the in-lieu fee option.

Pam Waller, resident, opposed the Diversified Pacific project, citing concerns about increased density, traffic, and loss of the area's equestrian and rural character. She asked the Commission to reject the rezoning to preserve open space and community heritage.

Liliana Chavez opposed the project, citing increased traffic, safety concerns, and lack of infrastructure for schools. She also expressed worry about losing the area's equestrian lifestyle and rural lifestyle.

John Russo, resident and former Sky Country developer, spoke in support of the project, praising the developers for addressing community needs. He warned that rejecting the proposal could lead to higher-density or affordable housing mandates under state law.

PUBLIC HEARING CLOSED

COMMISSION DISCUSSION:

Commissioner Newman acknowledged community concerns about change but emphasized the need to provide housing, especially for first-time buyers. She supported the project's design and recommended maintaining one equestrian trail along Limonite while creating a multi-use path to better serve all residents safely.

Chair Pro Tem Schultz expressed support for the project, emphasizing the need to balance growth with preserving community values. She highlighted declining school enrollment, the importance of providing housing for future generations, and recommended setting aside funds for equestrian and family-friendly enhancements along Limonite to maintain the City's character.

Chair Pruitt expressed support for the project, noting that it is well-situated near the freeway and will not significantly increase traffic

through Jurupa Valley. She added that the inclusion of townhomes will provide more affordable housing options and stated her intent to vote in favor.

Commissioner De La Torre acknowledged the developers' community outreach but expressed concern that the project's higher density separates existing neighborhoods. He also noted the lack of affordable housing and remains conflicted about the density differences between Sky Country and old Mira Loma.

Commissioner Rosales commended the developer's work on the commercial center but expressed concern that the project's density and location divide existing horse-property neighborhoods. He also noted traffic issues and believes smaller lot sizes would better fit the area.

Chair Pro Tem Shultz asked for clarification that the property is currently zoned for five to eight units per acre. She also inquired whether the request before the Commission is solely regarding housing density rather than a zoning change.

Maricela Marroquin, City attorney, clarified that the request involves rezoning the commercial lot to allow housing, which would align the allowable density with the adjacent residential lots, if approved by the Planning Commission.

Chair Pro Tem Shultz stated that the property, aside from the commercial lot, is already zoned for five to eight homes per acre. She noted that if the commercial lot is removed and the remaining 25 acres are considered, eight homes per acre would allow for approximately 200 homes, emphasizing that the site is already entitled to medium-density housing and that this should be considered in evaluating the project.

Commissioner Rosales expressed concern that 200 homes would generate significantly more traffic than 100 homes or commercial use, noting that the area is known for horse properties and rural character. He prefers maintaining commercial space over back-to-back townhomes to preserve the community's identity.

Chair Pro Tem Shultz asked to clarify if the entire 33-acre site is currently zoned commercial.

Mr. Aquino clarified that approximately 1.5 acres of the site currently designated commercial will be rezoned to residential, while the remaining 4 acres of commercial will stay. This makes the overall site 33 acres, with 29 acres designated for residential use.

Chair Pro Tem Shultz clarified that the entire site is not commercial, and that 93% is already entitled for five to eight homes per acre.

Commissioner Newman moved and Chair Pro Tem Shultz seconded to adopt Resolution PC 2025-23 recommending that the City Council approve the Environmental Impact Report and Mitigation Monitoring Program, the proposed entitlements, the tot lot equipment, fund future improvements for the north side of the Limonite equestrian trail, and increase the rail height from two to three rails.

The motion was approved (3-2-0).

Ayes: Pruitt, Shultz, and Newman

Noes: Rosales, and De La Torre

Abstained: None

Absent: None

COMMISSION BUSINESS

None.

PUBLIC COMMENTS/ APPEARANCE

Annette Dwyer advised the Planning Commission to halt the proposed development near the Stringfellow site, citing long-standing toxic contamination and risks to public health. She requested that public funds for the project's environmental review be redirected to local needs and emphasized the community's safety and preservation as a top priority.

Donald Gentry expressed strong opposition to developing Pyrite Canyon and opposed the allocation of $500,000 for an environmental report, emphasizing that the existing reclamation overlay should govern any activity there.

PLANNING COMMISSIONERS'

REPORTS/COMMENTS

Commissioner Newman thanked the public for staying late and acknowledged concerns about developing Pyrite Canyon, noting that past mismanagement by public agencies has put the community at risk. She emphasized that residents remain vigilant and will continue attending meetings to ensure the canyon's safety is prioritized.

Chair Pro Tem Shultz echoed Commissioner Newman's comments, emphasizing the widespread impact of the Stringfellow contamination and the risks of disturbing Pyrite Canyon. She noted that the toxic plume extends miles beyond the site and warned that development could worsen contamination and air quality, advising awareness of the area's serious public health risks.

Commissioner De La Torre thanked City staff and the community for organizing and participating in the City parade, noting it was well-attended and enjoyable, and expressed appreciation for the Fire Department and other participants.

Commissioner Rosales commented that the parade was a success with great community turnout and encouraged even more participation next year. He also praised the Jurupa Valley app for reporting illegal dumping and recommended adding a tire recycling option for residents.

COMMUNITY DEVELOPMENT REPORTS

Deputy Director of Community Development, Dianne Guevara, thanked everyone for participating in the Harvest Parade, and highlighted upcoming events.

- **District 5 Town Hall Meeting** November 5, 2025, from 6:00 - 8:00 PM at the Jurupa Hills Country Club
- **Flabob Airport's Veterans Day celebration** November 8, 2025, from 9:00 – 4:00 PM at Flabob Airport
- **State of the City** November 13, 2025
- **Grand Opening** for Bengee Sushi on October 13, 2025 at the Jurupa Valley Shopping Center
- **Planning Commission Meetings:**
  - Next meeting: November 12, 2025
  - November 26 Planning Commission meeting canceled for Thanksgiving holiday
  - Special Planning Commission meeting scheduled for November 25, 2025

ADJOURNMENT There being no further business before the Planning Commission, Chair Pruitt adjourned the meeting at 12:13 A.M.

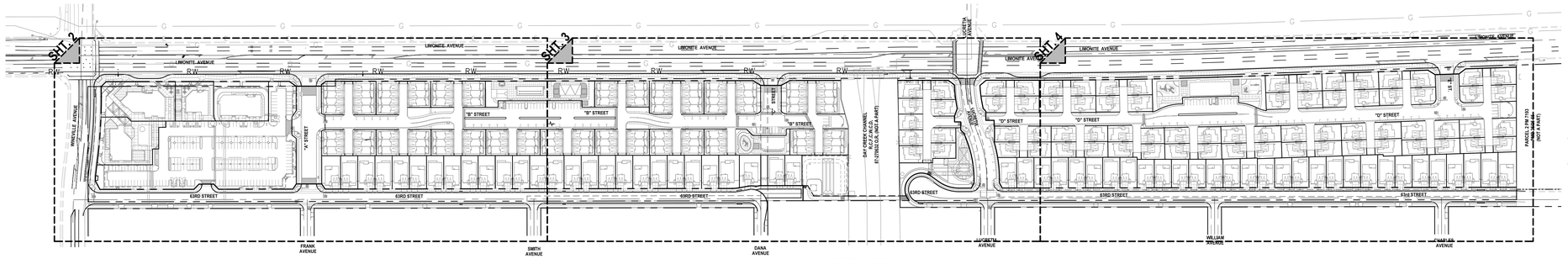
Respectfully submitted,

_____

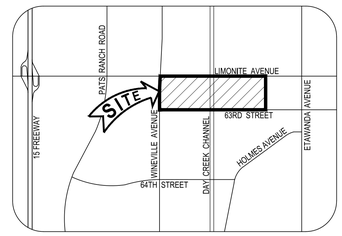
Dianne Guevara, Deputy Director
of Community Development
Secretary of the Planning Commission

ATTACHMENT NO. 7

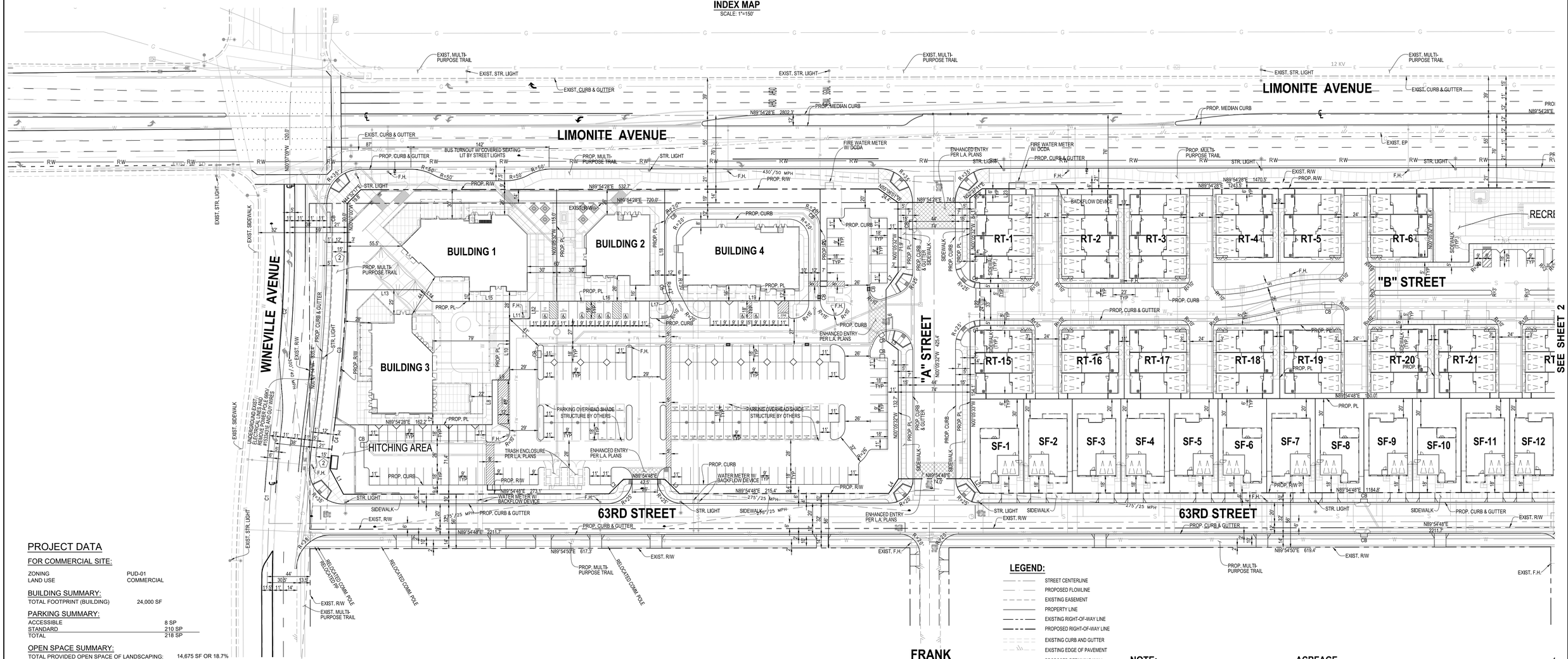
Project Plan Set



INDEX MAP
SCALE: 1"=150'



VICINITY MAP
SCALE: 1"=150'



PROJECT DATA

FOR COMMERCIAL SITE:

ZONING	PUD-01
LAND USE	COMMERCIAL

BUILDING SUMMARY:

TOTAL FOOTPRINT (BUILDING)	24,000 SF

PARKING SUMMARY:

ACCESSIBLE	8 SP
STANDARD	210 SP
TOTAL	218 SP

OPEN SPACE SUMMARY:

TOTAL PROVIDED OPEN SPACE OF LANDSCAPING: 14,675 SF OR 18.7%

Line Table		
Line #	Direction	Length
L1	N28°01'29"W	29.76'
L2	S44°54'48"W	21.21'
L3	N45°05'12"W	21.21'
L4	N33°35'57"E	18.03'
L5	N52°35'19"W	15.68'
L6	N00°05'32"W	52.47'
L7	N34°49'26"E	21.73'
L8	N00°05'29"W	46.00'
L9	N89°54'28"E	18.00'

Line Table		
Line #	Direction	Length
L10	N00°05'32"W	63.00'
L11	N89°54'28"E	21.01'
L12	N00°05'32"W	18.00'
L13	N89°54'28"E	76.26'
L14	N45°05'32"W	16.97'
L15	N89°54'28"E	128.62'
L16	N89°54'28"E	117.12'
L17	N27°49'59"W	2.43'
L18	N00°05'33"W	93.33'

Line Table		
Line #	Direction	Length
L19	N89°54'28"E	154.06'
L20	N00°05'32"W	115.02'
L21	N33°48'45"W	18.04'
L22	N00°05'34"W	45.00'
L23	N00°05'32"W	20.00'
L24	N79°37'02"E	28.19'
L25	N80°03'51"E	11.08'
L26	N89°54'48"E	126.04'
L27	N00°04'21"W	43.98'

Curve Table				
Curve #	Delta	Length	Radius	Tangent
C1	007°30'27"	183.44'	1400.00'	91.85'
C2	007°30'25"	183.43'	1400.00'	91.85'
C3	007°30'25"	191.16'	1458.99'	95.72'
C4	002°15'21"	52.82'	1341.72'	26.42'
C5	027°43'44"	20.33'	42.00'	10.37'
C6	031°45'25"	10.53'	19.00'	5.40'
C7	031°45'25"	10.53'	19.00'	5.40'
C8	010°17'46"	17.97'	100.00'	9.01'
C9	023°20'21"	22.81'	56.00'	11.57'

EXISTING EASEMENTS

1. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
   RECORDED: 8/17/1979 AS INSTRUMENT NO. 1979-174303, OF OFFICIAL RECORDS.
   FOR : A RIGHT OF WAY 20 FEET IN WIDTH TO ERECT, CONSTRUCT, RECONSTRUCT, REPLACE, REPAIR, MAINTAIN, AND USE A PIPELINE OR PIPELINES FOR ANY AND ALL PURPOSES, TOGETHER WITH THEIR NECESSARY FIXTURES AND APPURTENANCES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES.
   IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT
2. AN INSTRUMENT ENTITLED "FINAL ORDER OF CONDEMNATION" RECORDED 08/31/2004 AS INSTRUMENT NO. 2004-691708 OF OFFICIAL RECORDS, WHICH PROVIDES FOR AN EASEMENT FOR STREET AND TEMPORARY CONSTRUCTION.
3. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
   RECORDED: 2/15/2017 AS INSTRUMENT NO. 2017-58724, OF OFFICIAL RECORDS.
   FOR : PERMANENT SEWER EASEMENT AND RIGHT OF WAY IN, OVER, UPON, UNDER, AND ACROSS THE LANDS HEREINAFTER DESCRIBED TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, TOGETHER WITH ANY EASEMENT ROADS AND APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, SEWER LINE AND APPURTENANCES, AND FOR THE INGRESS AND EGRESS THROUGH THE ENTIRE EASEMENT AREA AND RIGHT OF WAY AND INCIDENTAL PURPOSES.
   IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY

PROPOSED EASEMENTS

4. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
   RECORDED: AS INSTRUMENT NO. _____, OF OFFICIAL RECORDS.
   FOR : PERMANENT JURUPA AREA RECREATION AND PARK DISTRICT (JARPD) COMMUNITY TRAIL AND PEDESTRIAN / EQUESTRIAN BRIDEGE EASEMENT AND RIGHT OF WAY IN, OVER, UPON, UNDER, AND ACROSS THE LANDS HEREINAFTER DESCRIBED TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, TOGETHER WITH ANY EASEMENT APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, COMMUNITY TRAIL AND PEDESTRIAN / EQUESTRIAN BRIDGE AND APPURTENANCES, AND FOR THE INGRESS AND EGRESS THROUGH THE ENTIRE EASEMENT AREA AND RIGHT OF WAY AND INCIDENTAL PURPOSES.
   IN FAVOR OF : JURUPA AREA RECREATION AND PARK DISTRICT (JARPD)

LEGEND:

- STREET CENTERLINE
- PROPOSED FLOWLINE
- EXISTING EASEMENT
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVEMENT
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN CATCH BASIN
- 150'/25 MPH — PROPOSED LINE-OF-SIGHT
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY / APPROACH
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

NOTE:

1. CONCEPTUAL PLAN ONLY. TO BE DEVELOPED FURTHER DURING DESIGN PHASE.
2. ALL WALLS WILL HAVE ANTI-GRAFFITI COATING.
3. ALL STREET LIGHTS WILL MEET LED REQUIREMENTS AND EXISTING STREET LIGHTS WILL BE MODIFIED TO MEET LED REQUIREMENTS.

ACREAGE

32.81 ACRES GROSS/OWNERSHIP
17.67 ACRES (PARCEL 1)
15.14 ACRES (PARCEL 2)

LEGAL DESCRIPTION

APN: 157-250-011
PARCEL 3, PARCEL MAP NO. 7139, AS PER MAP FILED IN BOOK 25, PAGE 65 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

APN: 157-250-013
PARCEL 3, PARCEL MAP NO. 7139, AS PER MAP FILED IN BOOK 25, PAGE 65 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

ASSESSOR'S PARCEL NO.

157-250-011 & 013

LAND USE

EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL AND COMMERCIAL
EXISTING ZONING:	C-1/C-P AND R-A
PROPOSED ZONING:	PUD-01

SCALE: 1" = 40'

SCALE IN FEET
0 20 40 60

LIMONITE AND WINEVILLE
SEC LIMONITE AVENUE AT WINEVILLE AVENUE
CITY OF JURUPA VALLEY, CA.

McKently Malak ARCHITECTS
35 Hugus Alley, Suite 200
Pasadena, California 91103-3648
TEL 626.583.8348 FAX 626.583.8397

DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	

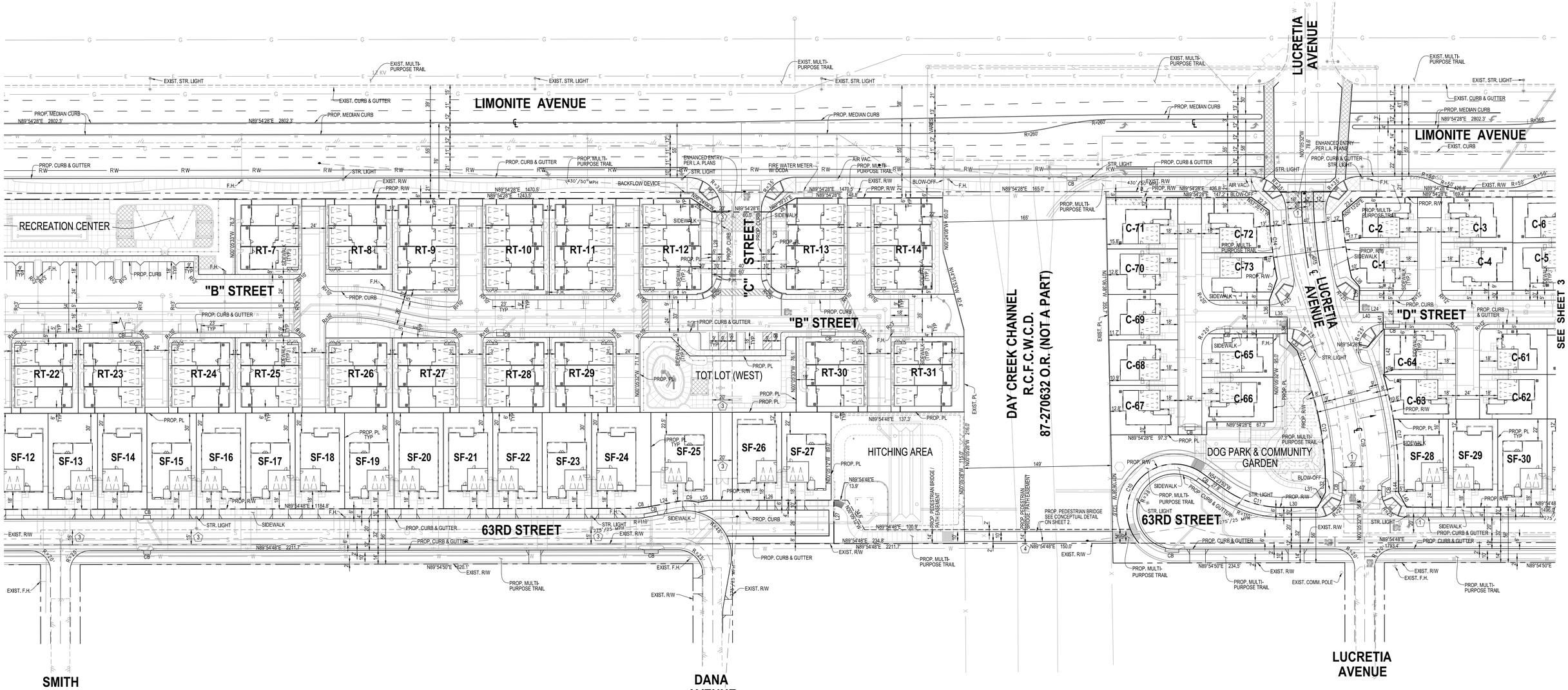
PREPARED UNDER THE SUPERVISION OF:
MADOLE & ASSOCIATES, INC
Engineering Communities for Life
9302 PITTSBURGH AVE., SUITE 230
RANCHO CUCAMONGA, CA. 91730
PHONE: 909.481.6322
FAX: 909.481.6320

TENTATIVE TRACT MAP NO. 38541
DETAILED SITE PLAN

CITY OF JURUPA VALLEY

SHEET NO.
DSP-01
OF 3 SHEETS
PLAN NUMBER
TTM 38541

E:\AROUP\ DRAWING FILES\ JLV196-2\2021\entitle\DSP Detailed Site Plan\dsp01.dwg



Line Table		
Line #	Direction	Length
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L21	N33°48'45"W	18.04'
L22	N00°05'34"W	45.00'
L23	N00°05'32"W	20.00'
L24	N79°37'02"E	28.19'
L25	N80°03'51"E	11.08'
L26	N89°54'48"E	126.04'
L27	N00°04'21"W	43.98'

Line Table		
Line #	Direction	Length
L28	N00°05'32"W	75.05'
L29	N00°05'33"W	75.16'
L30	N89°54'48"E	36.01'
L31	N27°58'55"E	17.00'
L32	N00°05'32"W	11.48'
L33	N43°48'09"W	14.42'
L34	N00°05'55"W	23.83'
L35	N89°54'28"E	18.00'
L36	N00°05'32"W	16.81'

Line Table		
Line #	Direction	Length
L37	N19°59'17"E	22.89'
L38	N41°04'08"W	11.90'
L39	N00°05'32"W	26.26'
L40	N89°54'28"E	24.11'
L41	N00°05'32"W	17.00'
L42	N00°05'32"W	46.00'
L43	N89°54'30"E	1.03'
L44	N00°05'32"W	11.49'
L45	N28°09'47"W	17.00'

Curve Table				
Curve #	Delta	Length	Radius	Tangent
C1	007°30'27"	183.44'	1400.00'	91.85'
C2	007°30'25"	183.43'	1400.00'	91.85'
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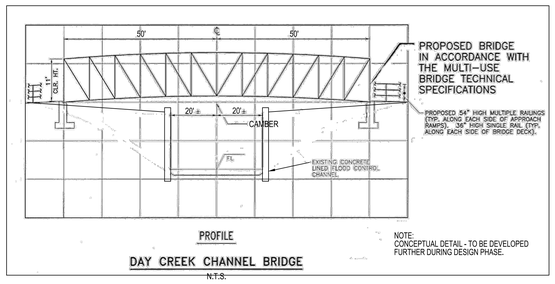
C7	031°45'25"	10.53'	19.00'	5.40'
C8	010°17'46"	17.97'	100.00'	9.01'
C9	023°20'21"	22.81'	56.00'	11.57'

Curve Table				
Curve #	Delta	Length	Radius	Tangent
C10	199°11'56"	166.88'	48.00'	283.81'
C11	035°41'20"	62.29'	100.00'	32.19'
C12	022°00'13"	120.20'	313.00'	60.85'
C13	001°55'17"	15.66'	467.00'	7.83'
C14	008°33'09"	69.71'	467.00'	34.92'
C15	022°00'13"	165.14'	430.00'	83.60'
C16	022°00'13"	134.41'	350.00'	68.04'
C17	016°08'57"	109.08'	387.00'	54.90'
C18	009°46'27"	67.04'	393.00'	33.60'



PROFILE

DAY CREEK CHANNEL BRIDGE

N.T.S.

NOTE:
CONCEPTUAL DETAIL - TO BE DEVELOPED FURTHER DURING DESIGN PHASE.

EXISTING EASEMENTS

(1) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 8/17/1979 AS INSTRUMENT NO. 1979-174303, OF OFFICIAL RECORDS.
FOR : A RIGHT OF WAY 20 FEET IN WIDTH TO ERECT, CONSTRUCT, RECONSTRUCT, REPLACE, REPAIR, MAINTAIN, AND USE A PIPELINE OR PIPELINES FOR ANY AND ALL PURPOSES, TOGETHER WITH THEIR NECESSARY FIXTURES AND APPURTENANCES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES.
IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT

(2) AN INSTRUMENT ENTITLED "FINAL ORDER OF CONDEMNATION" RECORDED 08/31/2004 AS INSTRUMENT NO. 2004-691708 OF OFFICIAL RECORDS, WHICH PROVIDES FOR AN EASEMENT FOR STREET AND TEMPORARY CONSTRUCTION.

(3) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 2/15/2017 AS INSTRUMENT NO. 2017-66724, OF OFFICIAL RECORDS.
FOR : PERMANENT SEWER EASEMENT AND RIGHT OF WAY IN, OVER, UPON, UNDER, AND ACROSS THE LANDS HEREINAFTER DESCRIBED TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, TOGETHER WITH ANY EASEMENT ROADS AND APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, SEWER LINE AND APPURTENANCES, AND FOR THE INGRESS AND EGRESS THROUGH THE ENTIRE EASEMENT AREA AND RIGHT OF WAY AND INCIDENTAL PURPOSES.
IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY

PROPOSED EASEMENTS

(4) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: _____ AS INSTRUMENT NO. _____, OF OFFICIAL RECORDS.
FOR : PERMANENT JURUPA AREA RECREATION AND PARK DISTRICT (JARPD) COMMUNITY TRAIL AND PEDESTRIAN / EQUESTRIAN BRIDEGE EASEMENT AND RIGHT OF WAY IN, OVER, UPON, UNDER, AND ACROSS THE LANDS HEREINAFTER DESCRIBED TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, TOGETHER WITH ANY EASEMENT APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, COMMUNITY TRAIL AND PEDESTRIAN / EQUESTRIAN BRIDGE AND APPURTENANCES, AND FOR THE INGRESS AND EGRESS THROUGH THE ENTIRE EASEMENT AREA AND RIGHT OF WAY AND INCIDENTAL PURPOSES.
IN FAVOR OF : JURUPA AREA RECREATION AND PARK DISTRICT (JARPD)

SCALE: 1" = 40'

SCALE IN FEET
0 20 40 60

LIMONITE AND WINEVILLE
SEC LIMONITE AVENUE AT WINEVILLE AVENUE
CITY OF JURUPA VALLEY, CA.

McKently Malak ARCHITECTS
35 Hugus Alley, Suite 200
Pasadena, California 91103-3648
TEL 626.583.8348 FAX 626.583.8387

DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	

PREPARED UNDER THE SUPERVISION OF:
MADOLE & ASSOCIATES, INC
Engineering Communities for Life
9302 PITTSBURGH AVE., SUITE 230
RANCHO CUCAMONGA, CA. 91730
PHONE: 909.4816322
FAX: 909.4816320

TENTATIVE TRACT MAP NO. 38541
DETAILED SITE PLAN

CITY OF JURUPA VALLEY

SHEET NO.
DSP-02
OF 3 SHEETS
PLAN NUMBER
TTM 38541

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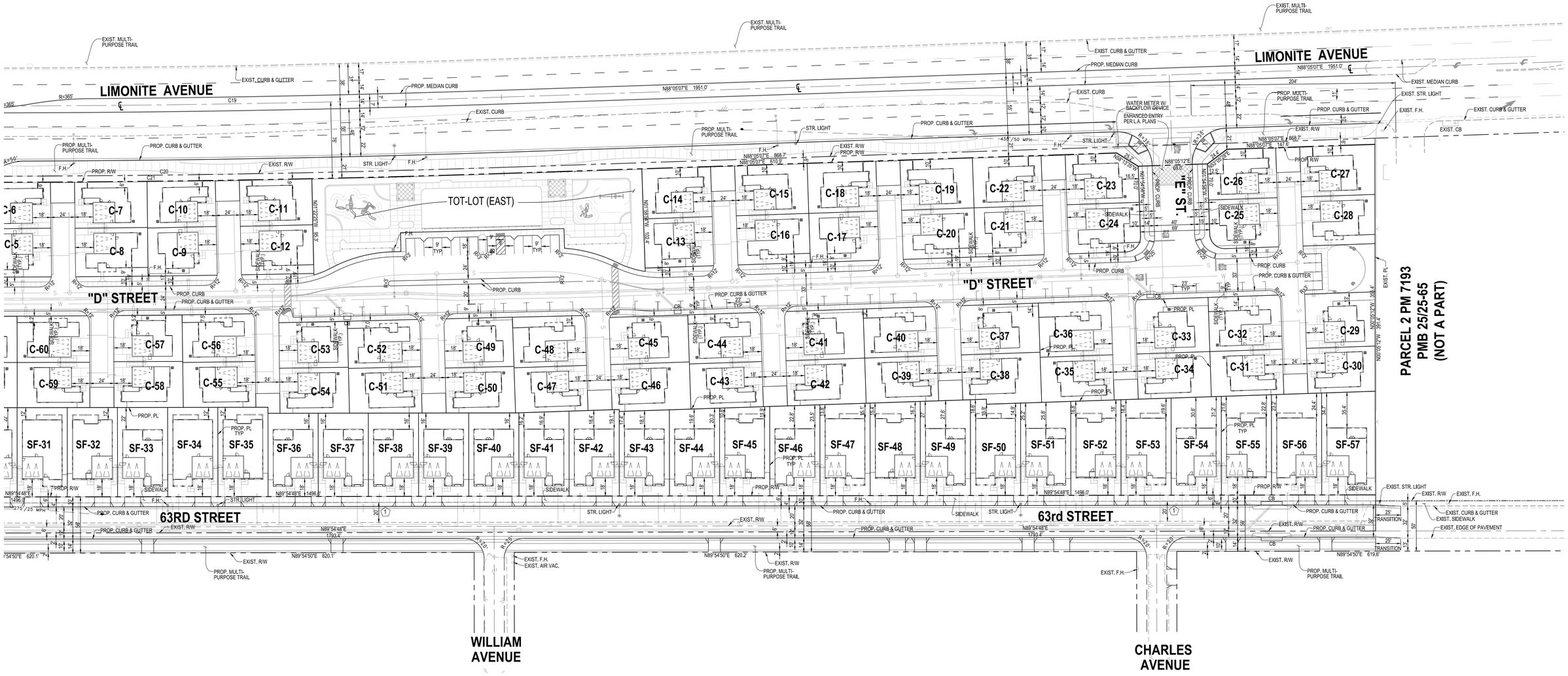

EXISTING EASEMENTS

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IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT

(2) AN INSTRUMENT ENTITLED "FINAL ORDER OF CONDEMNATION" RECORDED 08/31/2004 AS INSTRUMENT NO. 2004-691708 OF OFFICIAL RECORDS, WHICH PROVIDES FOR AN EASEMENT FOR STREET AND TEMPORARY CONSTRUCTION.

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IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY

PROPOSED EASEMENTS

(4) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: _____ AS INSTRUMENT NO. _____, OF OFFICIAL RECORDS.
FOR : PERMANENT JURUPA AREA RECREATION AND PARK DISTRICT (JARPD) COMMUNITY TRAIL AND PEDESTRIAN / EQUESTRIAN BRIDEGE EASEMENT AND RIGHT OF WAY IN, OVER, UPON, UNDER, AND ACROSS THE LANDS HEREINAFTER DESCRIBED TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, TOGETHER WITH ANY EASEMENT APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, COMMUNITY TRAIL AND PEDESTRIAN / EQUESTRIAN BRIDGE AND APPURTENANCES, AND FOR THE INGRESS AND EGRESS THROUGH THE ENTIRE EASEMENT AREA AND RIGHT OF WAY AND INCIDENTAL PURPOSES.
IN FAVOR OF : JURUPA AREA RECREATION AND PARK DISTRICT (JARPD)

Line Table		
Line #	Direction	Length
L37	N19°59'17"E	22.89'
L38	N41°04'08"W	11.90'
L39	N00°05'32"W	26.26'
L40	N89°54'28"E	24.11'
L41	N00°05'32"W	17.00'
L42	N00°05'32"W	46.00'
L43	N89°54'30"E	1.03'
L44	N00°05'32"W	11.49'
L45	N28°09'47"W	17.00'

Curve Table				
Curve #	Delta	Length	Radius	Tangent
C19	001°49'21"	502.61'	15800.00'	251.32'
C20	001°49'21"	504.83'	15870.00'	252.44'
C21	001°49'21"	505.02'	15876.00'	252.53'

SCALE: 1" = 40'

SCALE IN FEET
0 20 40 60

LIMONITE AND WINEVILLE
SEC LIMONITE AVENUE AT WINEVILLE AVENUE
CITY OF JURUPA VALLEY, CA.

McKently Malak ARCHITECTS
35 Hugus Alley, Suite 200
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DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	

PREPARED UNDER THE SUPERVISION OF:
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PHONE: 909.481.6322
FAX: 909.481.6320

TENTATIVE TRACT MAP NO. 38541
DETAILED SITE PLAN

CITY OF JURUPA VALLEY

SHEET NO. **DSP-03**
OF 3 SHEETS
PLAN NUMBER
TTM 38541

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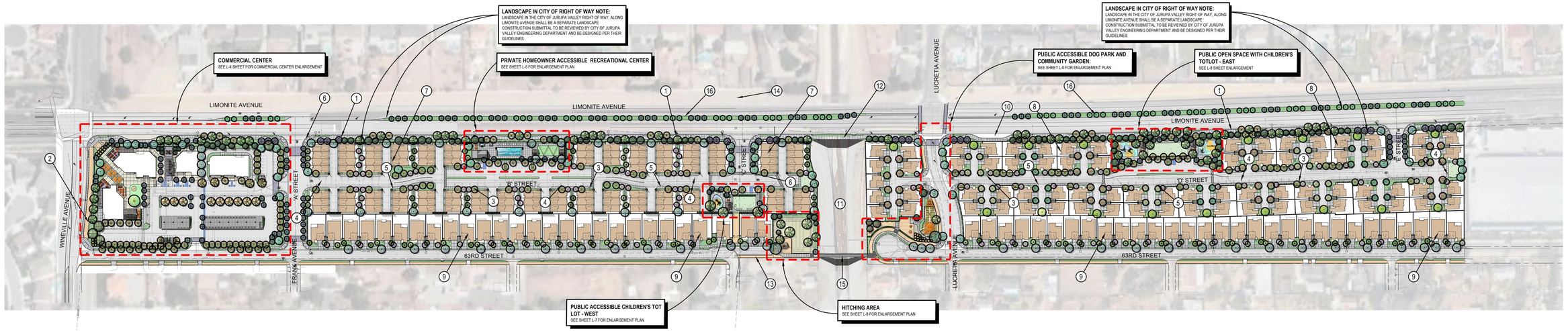


VINE PLANTING NOTE:
VINES TO BE PLANTED EVERY 15 ' O.C MAX FOR PERIMETER WALLS AND TRASH ENCLOSURE TO MITIGATE GRAFFITI. VINES TO BE PLANTED AND TRAINED ON ALL INWARD FACING WALL SURFACES. VINE SIZE TO BE MINIMUM 5 GALLONS.

RECLAIMED WATER NOTE
PROJECT TO UTILIZE RECLAIMED WATER FOR LANDSCAPE IRRIGATION. DEVELOPER TO EXTEND RECLAIMED WATER PIPING DOWN LIMONITE TO PROJECT SITE.

MULCH NOTE:
ALL EXPOSED LANDSCAPE SURFACES SHALL BE MULCHED WITH A MINIMUM OF THREE (3") LAYER OF MATERIAL EXCEPT IN AREAS WITH GROUNDCOVER PLANTED WITH FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE - HALF INCHES (1 ½")

OVERALL WINEVILLE PLANT PALETTE:

TREES

BOTANICAL NAME		COMMON NAME	SIZE	QTY
LIMONITE AVE STREETSCAPE TREE				
Specimen Platanus racemosa	•	California Sycamore	48" Box	1
Platanus racemosa	•	California Sycamore	36" Box	47
Platanus a. 'Columbia'	•	London Plane Tree	36" Box	13
Pistacia chinensis	•	Chinese Pistache	24" Box	29
Pinus canariencis	•	Canary Island Pine	24" Box	84
MULTI-TRUNK SPECIMEN TREE				
Specimen Olea europaea 'Wilsonii'	•	Wilson Tree	48" Box	4
Olea europaea 'Fruitless'	•	Fruitless Olive	36" Box	41
EVERGREEN MOTORCOURT PASEO TERMINUS TREES				
Melaleuca quiquenervia	•	Cajeput Tree	24" Box	25
Arbutus 'Marina'	•	Strawberry Tree	24" Box	17
LARGE DECIDUOUS CANOPY TREES				
Platanus racemosa	•	California Sycamore	36" Box	24
LARGE EVERGREEN SPECIMEN TREES				
Quercus agrifolia	•	Coast Live Oak	24" Box	2
EVERGREEN SCREEN UPRIGHT TREES				
Podocarpus e. 'Icee Blue'	•	*Icee Blue* Yellow wood	15 Gal	87
Cupressus s. 'Tiny Tower'	•	*Tiny Tower Italian Cypress*	15 Gal	88
63RD STREET PARKWAY TREES				
Geijera parviflora	•	Australian Willow	36" Box	33
INTERIOR STREET TREES				
Lophostemon confertus	•	Brisbane Box	36" Box	91

BOTANICAL NAME		COMMON NAME	SIZE	QTY
MOTORCOURT CANOPY TREES				
Bauhinia x blakaena	•	Hong Kong Orchid Tree	24" Box	20
Pyrus C. Bradford	•	Bradford Pear	24" Box	20
Tabebuhia impetiginosa	•	Purple Trumpet	24" Box	32
TYPICAL FRONTYARD PATIO TREE (1 Tree per Lot)				
Lagerstroemia I. 'Biloxi'	•	Crape Myrtle	24" Box	107
Magnolia Grandiflora 'Lil Gem'	•	Southern Magnolia	24" Box	53
Chilopsis linearis	•	Desert Willow	24" Box	51
FLOWERING CANOPY TREES				
Cercis canadiensis 'Majestic Beauty'	•	Eastern Redbud	24" Box	24
Lagerstroemia x. 'Tuscarora'	•	Crape Myrtle	24" Box	91
CITRUS TREES				
Citrus x Meyeri	•	Meyer Lemon Tree	15 Gal	15
Citrus s. 'Valencia'	•	Valencia Orange Tree	15 Gal	17
WINEVILLE AVE PARKWAY TREE				
Pistacia chinensis	•	Chinese Pistache	24" Box	7
STREET MEDIAN TREES				
Lagerstroemia i. 'Tuscarora'	•	Crape Myrtle	24" Box	60
Chilopsis linearis	•	Desert Willow	24" Box	58
COMERCIAL CENTER PARKING LOT SHADE TREE				
Lophostermon confertus	•	Brisbane Box	36" Box	59
SMALL EVERGREEN COMMERCIAL CENTER PLAZA TREE				
Magnolia g. 'Lil Gem'	•	Southern Magnolia	24" Box	8

VINE

BOTANICAL NAME		COMMON NAME
Parthenocissus tricuspidata	•	Boston Ivy

SHRUBS AND GROUNDCOVER

TALL SHRUBS		
Arbutus unedo 'Compacta'	•	Dwarf Strawberry Tree
Carpenteria californica	•	Bush Anemone
Encelia farinosa	•	Desert Encelia
Heteromeles arbutifolia	•	Toyon
Rhamnus caifornica	•	Coffeeberry
Romneya coulteri	•	Matilija Poppy
MEDIUM SHRUBS		
Atriplex hymenelytra	•	Desert Holly
Baccharis x 'Starn'	•	Thompson Baccharis
Echium radicans	•	Pride of Madeira
Euphorbia rigida	•	Yellow Purge
Nandina d. 'Moon Bay' TM	•	Heavenly Bamboo
Salvia greggii	•	Autumn Sage
Salvia leucantha 'Santa Barbara'	•	Mexican Bush Sage
Teucrium fruticans	•	Bush Germander
LOW SHRUBS AND GROUNDCOVER		
Acacia redolens 'Desert Carpet'	•	Trailing Acacia
Achillea x 'Moonshine'	•	Yarrow
Artemisia c. 'Canyon Gray'	•	California Sagebrush
Lantana x. 'New Gold'	•	New Gold Lantana
Rosmarinus o. 'Huntington Carpet'	•	Rosemary
ACCENTS AND GRASSES		
Carex divulsa	•	Berkeley Sedge
Hesperaloe p. 'Sandia Glow'	•	Sandia Glow Red Yucca
Muhlenbergia rigens	•	Deer Grass

TURF

Turf Hydroseed 'Triple Crown'	•	Triple Crown Tall Fes

FEATURE LEGEND:

1. 10' WIDE MULTI-PURPOSE TRAIL AND PARKWAY, ADJACENT TO LIMONITE AVENUE. PER SEPARATE PACKAGE. SEE COUNTY OF RIVERSIDE LANDSCAPE NOTE, THIS SHEET.
2. EQUESTRIAN TRAIL BY COMMERCIAL CENTER.
3. 5' WIDE CONCRETE PATH.
4. STREET ADJACENT PARKING.
5. CURB AND GUTTER PER ENGINEERS PLANS.
6. CURB RAMP PER ENGINEERS PLANS.
7. ROW TOWN HOUSING PRODUCT, SEE SHEET L-9 FOR TYPICAL ENLARGEMENT PLAN.
8. CLUSTER HOUSING PRODUCT, SEE SHEET L-10 FOR TYPICAL ENLARGEMENT PLAN.
9. SINGLE FAMILY HOMES, SEE SHEET L-11 FOR TYPICAL ENLARGEMENT PLAN.
10. BUS STOP.
11. CONCRETE DRAINAGE CHANNEL.
12. NEW PEDESTRIAN PATH OVER CULVERT.
13. 7'-6" EQUESTRIAN TRAIL AND CONNECTION AT 63RD STREET.
14. EXISTING EQUESTRIAN TRAIL ON WEST BOUND SIDE OF LIMONITE AVENUE.
15. EXISTING BRIDGE CROSSING, TO REMAIN, PROTECT IN PLACE.
16. LIMONITE AVENUE MEDIAN PLANTER. PER SEPARATE PACKAGE. SEE COUNTY OF RIVERSIDE LANDSCAPE NOTE, THIS SHEET.
17. 16" SQ. SPLIT FACE PILASTER WITH DECORATIVE CAP.

IRRIGATION NOTE:
IRRIGATION SYSTEM TO UTILIZE SMART CONTROLLERS WITH RAIN SENSOR AND ETO PROGRAMMING THAT WILL RUN WATER EFFICIENT DRIP, BUBBLER, AND MPR SYSTEMS WHERE NECESSARY.

TOTAL LANDSCAPE NOTE:
TOTAL ACREAGE: 32.81 ACRES GROSS (17.67 AC WEST, 15.13 AC EAST) OR 1,429,203 SF
TOTAL LANDSCAPE AREA: 308,698 SF
PERCENTAGE: 22%

FIRE PROTECTION EQUIPMENT CLEARANCE NOTE:
ALL FIRE PROTECTION EQUIPMENT (HYDRANT, PIV, FDC, ETC.) SHALL BE PROVIDED WITH A MINIMUM 3 FEET CLEARANCE OF ANY OBSTRUCTION AND LANDSCAPING, MEASURED FROM ALL DIRECTIONS.

SHRUB SIZE NOTE:
ALL SHRUBS, NATIVE GRASSES AND SUCCULENTS ARE TO BE 5 GALLON SIZE. GROUNDCOVERS TO BE 1 GALLON OR FROM FLATS.

TREE NOTE:
1,201 TREES TOTAL LOCATED THROUGHOUT THE WINEVILLE SITE.
- 207 ARE 15 GAL.
- 681 ARE 24" BOX
- 309 ARE 36" BOX
- 5 ARE 48 BOX

FRONTYARD TREE NOTE:
INCLUDE (2) FRONT YARD TREES (1 AT 24" BOX SIZE MIN. AND 1 AT 15 GAL SIZE MIN.) IN ADDITION TO STREET TREES. PROVIDE 10-5 GALLON SHRUBS PER 100 SF.

0' 100' 200' 400'
SCALE: 1" = 100'

SCALE: 1" = 100'
DATE:October 2, 2024
ADG JOB #: 2228

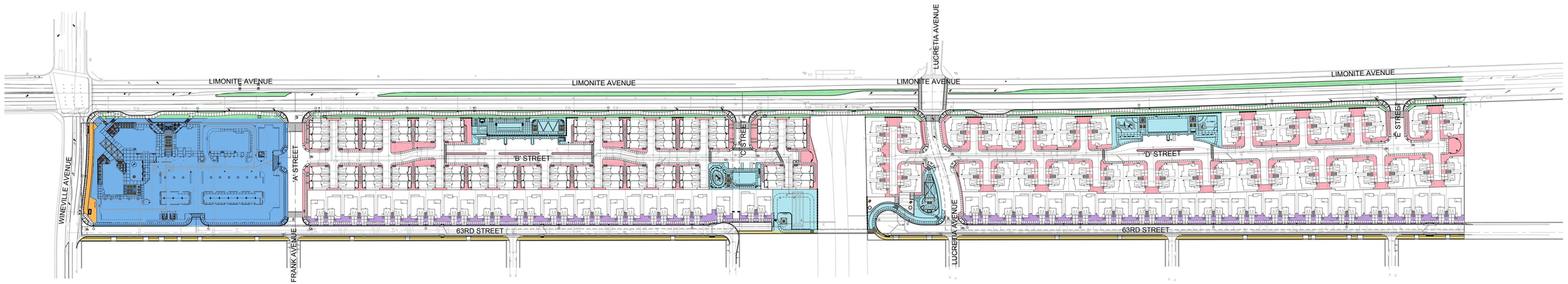
ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2600

Diversified Pacific

MIX USE DEVELOPMENT - OVERALL CONCEPTUAL LANDSCAPE MASTER PLAN

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

L-1.1



MAINTENANCE LEGEND

LANDSCAPE MAINTENANCE AREAS	OVERALL ACREAGE	OVERALL SQ. FEET	PLANTED ACREAGE	PLANTED SQ. FEET
JARPD MAINTAINED EQUESTRIAN TRAIL	0.16 AC.	7,380 SQ. FT.	0.06 AC.	2,771 SQ. FT.
HOA MAINTAINED LANDSCAPE	2.17 AC.	94,777 SQ. FT.	2.14 AC.	93,314 SQ. FT.
HOMEOWNER MAINTAINED FRONT YARDS AND PARKWAYS	0.76 AC.	33,424 SQ. FT.	0.76 AC.	33,424 SQ. FT.
HOA MAINTAINED PARKS, OPEN SPACES, & RECREATION CENTERS	2.02 AC.	88,059 SQ. FT.	0.86 AC.	37,592 SQ. FT.
TENANT MAINTAINED COMMERCIAL CENTER	4.31 AC.	187,783 SQ. FT.	0.75 AC.	32,841 SQ. FT.
CITY MAINTAINED RIGHT-OF-WAY	1.71 AC.	74,462 SQ. FT.	1.71 AC.	74,462 SQ. FT.
CITY MAINTAINED	0.79 AC.	34,294 SQ. FT.	0.79 AC.	34,294 SQ. FT.
	OVERALL ACREAGE:	**OVERALL SQ. FT.**	**PLANTED ACREAGE:**	**PLANTED SQ FT:**
	11.94 ACRES	**520,179 SQ.FT.**	**7.25 ACRES**	**308,698 SQ.FT.**

Diversified Pacific

MIX USE DEVELOPMENT - MAINTENANCE EXHIBIT

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

0' 100' 200' 400'

SCALE: 1" = 100'

NORTH

SCALE: 1" = 100'
DATE: October 2, 2024
ADG JOB #: 2228

ARCHITERRA DESIGN GROUP
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10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 466-2800

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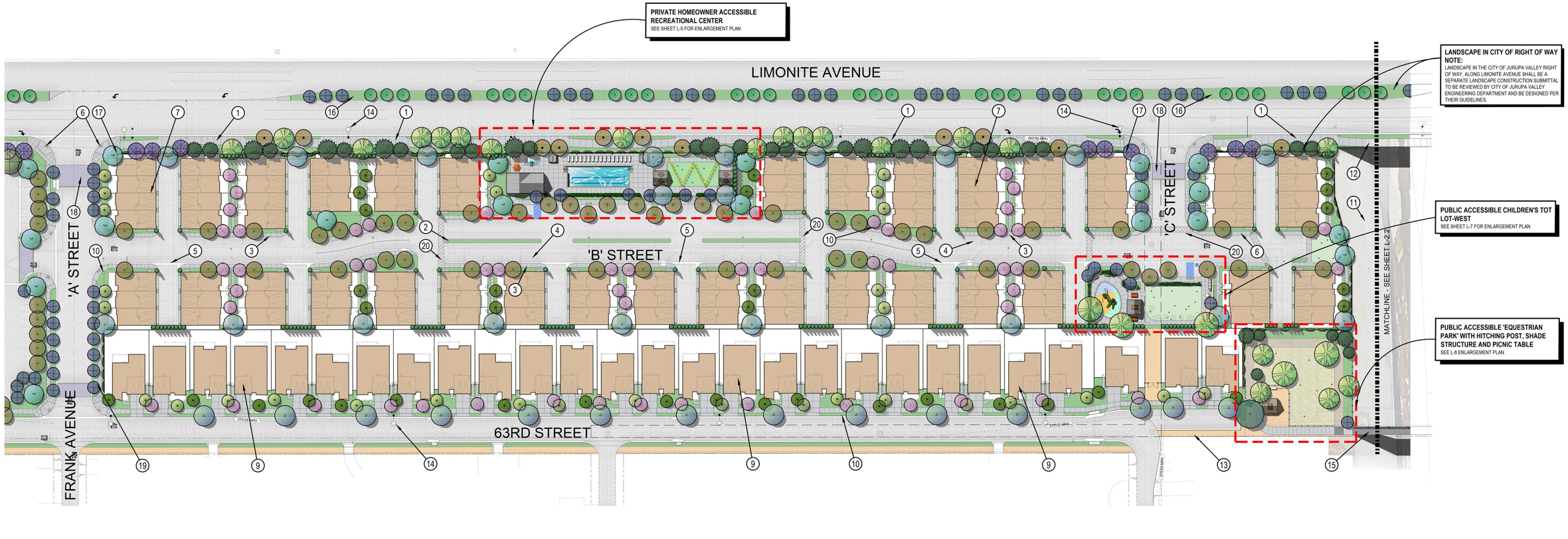

FEATURE LEGEND:

1. 10' WIDE MULTI-PURPOSE TRAIL AND PARKWAY ADJACENT TO LIMONITE AVENUE. PER SEPARATE PACKAGE. SEE COUNTY OF RIVERSIDE LANDSCAPE NOTE, THIS SHEET.
2. MEDIAN PLANTER PER CIVIL ENGINEER'S PLAN.
3. 5' WIDE CONCRETE PATH.
4. STREET ADJACENT PARKING.
5. CURB AND GUTTER PER ENGINEERS PLANS.
6. CURB RAMP PER ENGINEERS PLANS.
7. ROW TOWN HOUSING PRODUCT, SEE SHEET L-9 FOR TYPICAL ENLARGEMENT PLAN.
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12. NEW PEDESTRIAN PATH OVER CULVERT.
13. 7'-6" EQUESTRIAN TRAIL CONNECTION AT 63RD STREET.
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15. EXISTING BRIDGE CROSSING, TO REMAIN, PROTECT IN PLACE.
16. LIMONITE AVENUE MEDIAN PLANTER. PER SEPARATE PACKAGE. SEE COUNTY OF RIVERSIDE LANDSCAPE NOTE, THIS SHEET.
17. 16" SQ. SPLIT FACE PILASTER WITH DECORATIVE CAP.
18. ENHANCED PAVING.
19. GANG MAILBOX CLUSTER LOCATION FOR SINGLE FAMILY RESIDENTIAL HOMES.
20. PEDESTRIAN STRIPED CROSSING.

TOTAL LANDSCAPE NOTE:
TOTAL ACREAGE: 32.81 ACRES GROSS (17.67 AC WEST, 15.13 AC EAST) OR 1,429,203 SF
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PERCENTAGE: 22%

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- 207 ARE 15 GAL.
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RECLAIMED WATER NOTE
PROJECT TO UTILIZE RECLAIMED WATER FOR LANDSCAPE IRRIGATION. DEVELOPER TO EXTEND RECLAIMED WATER PIPING DOWN LIMONITE TO PROJECT SITE.

VINE PLANTING NOTE:
VINES TO BE PLANTED EVERY 15 ' O.C MAX FOR PERIMETER WALLS AND TRASH ENCLOSURE TO MITIGATE GRAFFITI. VINES TO BE PLANTED AND TRAINED ON ALL INWARD FACING WALL SURFACES. VINE SIZE TO BE MINIMUM 5 GALLONS.

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Diversified Pacific

MIX USE DEVELOPMENT - WEST RESIDENTIAL ENLARGEMENT

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

0' 50' 100' 200'
SCALE: 1" = 50'

NORTH

SCALE: 1" = 50'
DATE:October 2, 2024
ADG JOB #: 2228

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2800

L-2.1



FEATURE LEGEND:

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19. GANG MAILBOX CLUSTER LOCATION PRIMARILY FOR SINGLE FAMILY RESIDENTIAL HOMES.
20. FIRE HYDRANT PER CIVIL ENGINEER'S PLANS.
21. EXISTING TRAFFIC AND STREET LIGHTS TO REMAIN. PER CIVIL ENGINEER'S PLANS.
22. PEDESTRIAN STRIPED CROSSWALK.

TOTAL LANDSCAPE NOTE:
TOTAL ACREAGE: 32.81 ACRES GROSS (17.67 AC WEST, 15.13 AC EAST) OR 1,429,203 SF
TOTAL LANDSCAPE AREA: 308,898 SF
PERCENTAGE: 22%

IRRIGATION NOTE:
IRRIGATION SYSTEM TO UTILIZE SMART CONTROLLERS WITH RAIN SENSOR AND ETO PROGRAMMING THAT WILL RUN WATER EFFICIENT DRIP, BUBBLER, AND MPR SYSTEMS WHERE NECESSARY.

FIRE PROTECTION EQUIPMENT CLEARANCE NOTE:
ALL FIRE PROTECTION EQUIPMENT (HYDRANT, PIV, FDC, ETC.) SHALL BE PROVIDED WITH A MINIMUM 3-FEET CLEARANCE OF ANY OBSTRUCTION AND LANDSCAPING, MEASURED FROM ALL DIRECTIONS.

TREE NOTE:
1,201 TREES TOTAL LOCATED THROUGHOUT THE WINEVILLE SITE:
- 207 ARE 15 GAL
- 681 ARE 24" BOX
- 308 ARE 36" BOX
- 5 ARE 48 BOX

RECLAIMED WATER NOTE
PROJECT TO UTILIZE RECLAIMED WATER FOR LANDSCAPE IRRIGATION. DEVELOPER TO EXTEND RECLAIMED WATER PIPING DOWN LIMONITE TO PROJECT SITE.

VINE PLANTING NOTE:
VINES TO BE PLANTED EVERY 15 ' O.C MAX FOR PERIMETER WALLS AND TRASH ENCLOSURE TO MITIGATE GRAFFITI. VINES TO BE PLANTED AND TRAINED ON ALL INWARD FACING WALL SURFACES. VINE SIZE TO BE MINIMUM 5 GALLONS.

MULCH NOTE:
ALL EXPOSED LANDSCAPE SURFACES SHALL BE MULCHED WITH A MINIMUM OF THREE (3") LAYER OF MATERIAL EXCEPT IN AREAS WITH GROUNDCOVER PLANTED WITH FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE - HALF INCHES (1 ½").

SHRUB SIZE NOTE:
ALL SHRUB SHRUB, NATIVE GRASSES AND SUCCULENTS ARE TO BE 5 GALLON SIZE. GROUNDCOVERS TO BE 1 GALLON OR FROM FLATS.

Diversified Pacific

MIX USE DEVELOPMENT - EAST RESIDENTIAL ENLARGEMENT

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

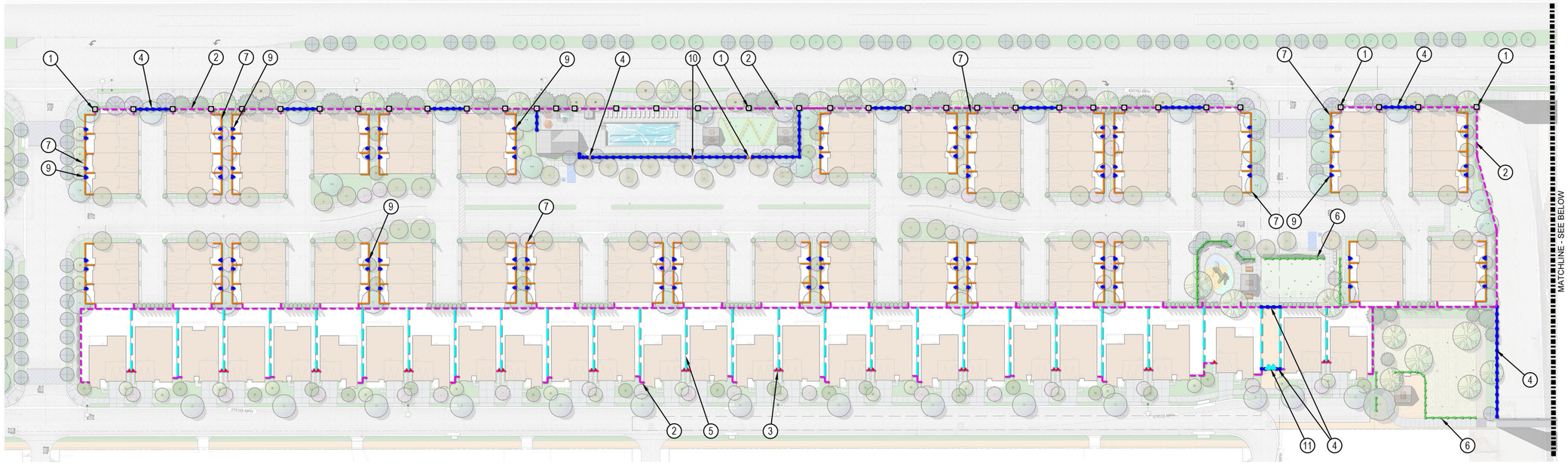
0' 50' 100' 200'
SCALE: 1" = 50'

NORTH

SCALE: 1" = 50'
DATE:October 2, 2024
ADG JOB #: 2228

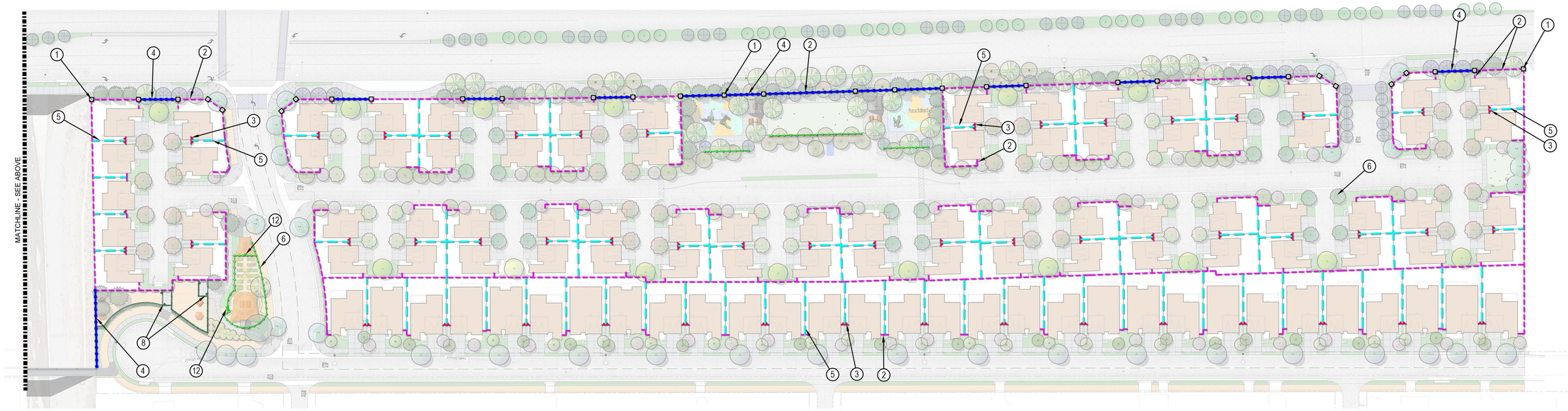
ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2600

L-2.2



FENCE AND WALL LEGEND:

1. 16" Square Split Face Pilaster with Decorative Cap at Corners.
2. 6' Tall Split Face (Single Side-Public Facing) Block Wall with Decorative Cap. Color Tan.
3. 3' Wide Vinyl Side Yard Gate. Color Tan
4. 6' Tall Tubular Steel Fence. Color Black. (Provide Mesh at Dog Park Adjacent to Culvert)
5. 6' Tall Vinyl Side and Rear Yard Privacy Fence. Color Tan
6. 42" Tall 2-Rail Vinyl Trail Fence and Barrier (with CMU Pilaster Terminus at Children's Tot-Lot Area; with Mesh Screen at Community Garden for Pest Deterrent).
7. 42" Tall Block Patio Wall With Rolled Concrete Cap. Color Tan.
8. 42" Tall Vinyl Coated Chain-Link Dog Park Fence Enclosure with 3' Wide Gate.
9. 3' Wide Tubular Steel Patio Gates.
10. 3' Wide Self-Latching Swimming Pool Security Gate.
11. 12' Wide Double Swing Tubular Steel Maintenance Access Gate.
12. 3' Wide 2-Rail Vinyl Access Gate (with Mesh Screen at Community



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MIX USE DEVELOPMENT - CONCEPTUAL WALL AND FENCE PLAN

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

0' 50' 100' 200'

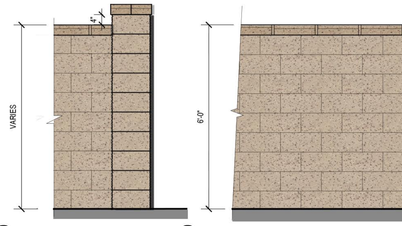
SCALE: 1" = 50'

NORTH

SCALE: 1" = 50'
DATE:October 2, 2024
ADG JOB #: 2228

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA
CALIFORNIA 91730 PH: (909) 484-2800

L-3.1

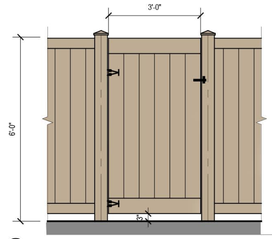


1 16" SPLIT FACE PILASTER WITH DECORATIVE CAP

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

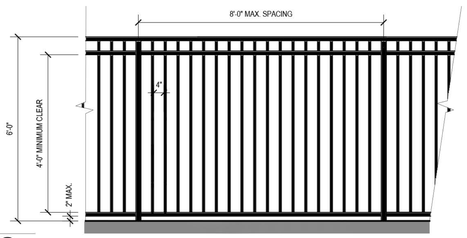
2 6' TALL SPLIT FACE (SINGLE SIDE, PUBLIC FACING) CONCRETE BLOCK WALL WITH DECORATIVE CAP

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



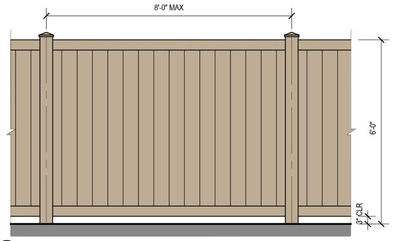
3 3' WIDE VINYL SIDE AND REAR YARD ACCESS GATE

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



4 6' TALL TUBULAR STEEL FENCE

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



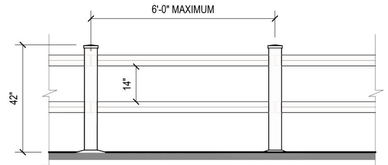
5 6' TALL P.V.C. SIDE AND REAR YARD PRIVACY FENCE

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



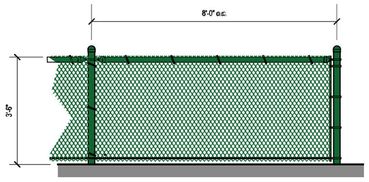
6 42" TALL BLOCK PATIO WALL WITH ROLLED CONCRETE CAP

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



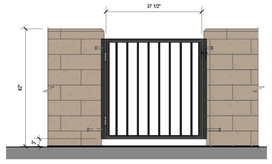
7 42" TALL 2-RAIL VINYL FENCING

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



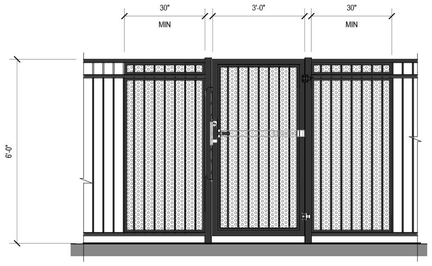
8 42" HIGH VINYL COATED CHAIN LINK FENCE

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



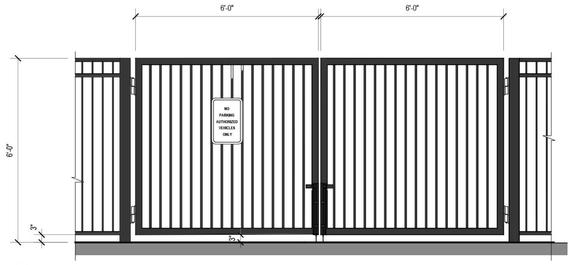
9 3' WIDE TUBULAR STEEL PATIO GATE

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



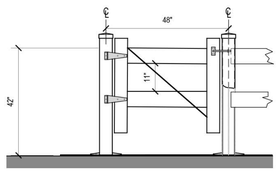
10 3' WIDE SELF-LATCHING SWIMMING POOL SECURITY GATE.

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



11 12' DOUBLE WIDE TUBULAR STEEL MAINTENANCE ACCESS GATE

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



12 3' WIDE 2 RAIL VINYL ACCESS GATES

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

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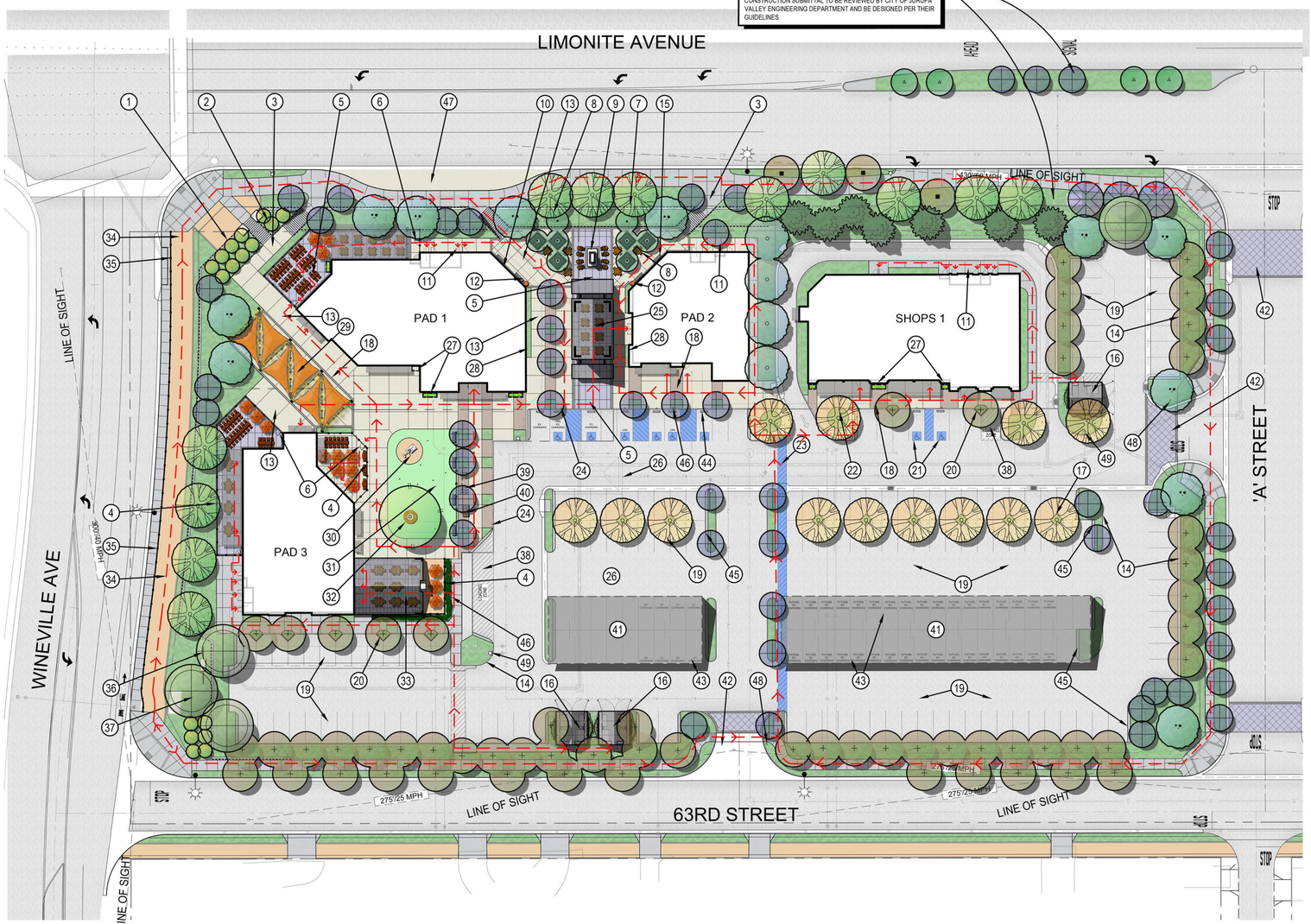
MIX USE DEVELOPMENT - CONCEPTUAL WALL AND FENCE DETAILS

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2600

DATE:September 11, 2025
ADG JOB #: 2228



LANDSCAPE IN CITY OF RIGHT OF WAY NOTE:
LANDSCAPE IN THE CITY OF JURUPA VALLEY RIGHT OF WAY, ALONG LIMONITE AVENUE SHALL BE A SEPARATE LANDSCAPE CONSTRUCTION SUBMITTAL TO BE REVIEWED BY CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT AND BE DESIGNED PER THEIR GUIDELINES.

FEATURE LEGEND:

1. MONUMENT WALL WITH STEEL VENEER COLUMN & SIGNAGE.
2. DWARF CITRUS GROVE AT CORNER.
3. 3' WIDE MEDIUM BROOM NATURAL COLOR CONCRETE PATH.
4. 42" 2-RAIL FLAT STOCK STEEL PATIO FENCE.
5. TOP CAST FINISH CONCRETE WITH SAW-CUT JOINTS IN 4'X8' PATTERN.
6. 3' WIDE STEEL ACCESS GATE.
7. STONE VENEER COLUMNS WITH LOGO.
8. OUTDOOR DINING TABLE SEATING AREA WITH TREE GRATES AND SMALL UPRIGHT SHADE TREES.
9. 2 SIDED FIRE PLACE WITH ADIRONBACK CHAIR SEATING AROUND.
10. BENCH SEATING AREA IN FRONT OF MURAL BUILDING WALL.
11. MEDIUM BROOM FINISH CONCRETE.
12. FOCAL ELEMENT / ART PIECE.
13. LIGHT SAND BLAST FINISH CONCRETE WITH SAW CUT JOINTS.
14. CONCRETE CURB PER CIVIL ENGINEER'S PLANS. SEE DETAIL I, SHEET 4.2.
15. BENCH SEATING WITH STATUE FOCAL ELEMENT.
16. TRASH ENCLOSURE STRUCTURE. PER ARCHITECT. SEE DETAIL A, SHEET L-4.2.
17. DIAMOND TREE PITS WITH DECOMPOSED GRANITE.
18. TOP CAST FINISH CONCRETE BANDS.
19. PARKING LOT 207 STALLS TOTAL (8 ADA, 199 STANDARD).
20. DIAMOND TREE PLANTERS.
21. ADA PARKING STALLS WITH LOADING ZONE.
22. TREE WELLS WITH MULTI-TRUNK SPECIMEN TREES.
23. ACCESSIBLE PATH FROM 63RD STREET MAIN DRIVE.
24. SAFETY BOLLARDS. SEE DETAIL B, SHEET L-4.2.
25. OVERHEAD STRUCTURE. PER ARCHITECTURAL PLANS.
26. SUBSURFACE WATER QUALITY BASIN. PER CIVIL ENGINEERS PLANS.
27. DECORATIVE PLANTER POTS.
28. PLANTER FOR TRELLIS AGAINST FACE OF BUILDING.
29. "FARMER'S MARKET ROW" WITH FARM STYLE POST LIGHT FIXTURES, TIVOLI-LIGHTS AND SHADE SAILS.
30. FOCAL ELEMENT ON RAISED STABILIZED DECOMPOSED GRANITE PAVING IN BOARD FORMED CONCRETE CURB.
31. ARTIFICIAL TURF FOR INFORMAL GATHERING AND SEATING.
32. BUILT-IN CIRCULAR WOOD SLAT RECLINING BENCH WITH LARGE SPECIMEN TREE.
33. COVERED OUTDOOR PATIO WITH FIRE PLACE. PER ARCHITECTURAL PLANS.
34. 12'-3" WIDE DECOMPOSED GRANITE TRAIL WITH CONCRETE CURB EDGE.
35. 2-RAIL VINYL FENCE.
36. HITCHING POST.
37. HORSE STAGING AREA.
38. COMMERCIAL CENTER LOADING/ UNLOADING ZONE.
39. BIKE RACKS (18 BIKES). SEE DETAIL C, SHEET L-4.2.
40. DOUBLE STACKED BIKE LOCKERS (2 BIKES EA.) SEE DETAIL D, SHEET L-4.2.
41. PARKING OVERHEAD SHADE STRUCTURE, BY OTHERS.
42. ENHANCED PAVING AT ENTRY DRIVE. ENHANCEMENT TO BE COLORED OR STAMPED CONCRETE / ASPHALT.
43. EV CHARGING STATIONS (45 TOTAL SHOWN ON PLAN; 31 REQUIRED CAPABLE SPACES, 11 PROVIDED INCLUDING 1 ADA AND 1 VAN ACCESSIBLE).
44. CONCRETE WHEEL STOPS. SEE DETAIL H, SHEET L-4.2.
45. 12" WIDE CONCRETE STEP OUT AT END OF PARKING STALLS. SEE DETAIL G, SHEET L-4.2.
46. ADA STANDARD PARKING SIGNAGE. SEE DETAIL E, SHEET L-4.2.
47. BUS STOP AND LOADING ZONE
48. UNAUTHORIZED AT RISK VEHICLES PARKING SIGN AT EACH COMMERCIAL CENTER VEHICULAR ENTRY DRIVE. SEE DETAIL F, SHEET L-4.2.
49. FIRE HYDRANT PER CIVIL ENGINEER'S PLANS.

PATH OF TRAVEL.

PARKING CALCULATIONS

Total Parking Stalls 207

	Required	Proposed
ADA Stalls	5	5
Van / Carpool	2	3
EV Stalls (Provided)	11	11
EV Stalls (Capable/Future)	31	45

	Required	Proposed
Bicycles Parking at Restaurants (2 Bike Locker Min.)		
-Employees	5	5
-Patron	0	0
Bicycle Parking at Commercial (2 Bike locker min.)		
-Employees	9	9
-Patrons	7	8
(No Locker Required)		

PLANT PALETTE:

TREES

BOTANICAL NAME	COMMON NAME	SIZE	QTY
LARGE DECIDUOUS CANOPY TREE			
Specimen Platanus racemosa	California Sycamore	48" Box	1
Platanus racemosa	California Sycamore	36" Box	12
Pistacia chinensis	Chinese Pistache	24" Box	3
Pinus canariencis	Canary Island Pine	24" Box	13
MULTI-TRUNK SPECIMEN TREE			
Specimen Olea europaea 'Wilsonii'	Wilson Olive	48" Box	4
Olea europaea 'Fruitless'	Fruitless Olive	36" Box	11
FLOWERING CANOPY TREES			
Cercis canadiensis 'Forest Pansy'	Forest Pansy	24" Box	3
Lagerstroemia x. 'Tuscarora'	Crape Myrtle	24" Box	54
CITRUS TREES			
Citrus x Meyeri	Meyer Lemon Tree	15 Gal	11
Citrus s. 'Valencia'	Valencia Orange Tree	15 Gal	6
STREET MEDIAN TREES			
Lagerstroemia i. 'Tuscarora'	Crape Myrtle	24" Box	3
Chilopsis linearis	Desert Willow	24" Box	4
COMERCIAL CENTER PARKING LOT SHADE TREE			
Lophostermon confertus	Brisbane Box	24" Box	60
Platanus a. 'Columbia'	London Plane Tree	36" Box	4
Melaleuca quinquenervia	Cajeput Tree	24" Box	8
SMALL EVERGREEN PLAZA TREE			
Magnolia g. 'Lil Gem'	Southern Magnolia	24" Box	8

VINE

Parthenocissus tricuspidata	Boston Ivy

SHRUBS AND GROUNDCOVER

BOTANICAL NAME	COMMON NAME
TALL SHRUBS	
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Carpenteria californica	Bush Anemone
Encellia farinosa	Desert Encelia
Heteromeles arbutifolia	Toyon
Rhamnus caifornica	Coffeeberry
Romneya coulteri	Matilija Poppy
MEDIUM SHRUBS	
Atriplex hymenelytra	Desert Holly
Baccharis x 'Starn'	Thompson Baccharis
Echium radicans	Pride of Madeira
Euphorbia rigida	Yellow Purge
Nandina d. 'Moon Bay' TM	Heavenly Bamboo
Salvia greggii	Autumn Sage
Salvia leucantha 'Santa Barbara'	Mexican Bush Sage
Teucrium fruticans	Bush Germander
LOW SHRUBS AND GROUNDCOVER	
Acacia redolens 'Desert Carpet'	Trailing Acacia
Achillea x 'Moonshine'	Yarrow
Artemisia c. 'Canyon Gray'	California Sagebrush
Lantana x. 'New Gold'	New Gold Lantana
Rosmarinus o. 'Huntington Carpet'	Rosemary
ACCENTS AND GRASSES	
Carex divulsa	Berkeley Sedge
Hesperaloe p. 'Sandia Glow'	Sandia Glow Red Yucca
Muhlenbergia rigens	Deer Grass

VINE PLANTING NOTE:
VINES TO BE PLANTED EVERY 15 ' O.C MAX FOR PERIMETER WALLS AND TRASH ENCLOSURE TO MITIGATE GRAFFITI. VINES TO BE PLANTED AND TRAINED ON ALL INWARD FACING WALL SURFACES. VINE SIZE TO BE MINIMUM 5 GALLONS.

RECLAIMED WATER NOTE
PROJECT TO UTILIZE RECLAIMED WATER FOR LANDSCAPE IRRIGATION. DEVELOPER TO EXTEND RECLAIMED WATER PIPING DOWN LIMONITE TO PROJECT SITE.

MULCH NOTE:
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FIRE PROTECTION EQUIPMENT CLEARANCE NOTE:
ALL FIRE PROTECTION EQUIPMENT (HYDRANT, PIV, FDC, ETC.) SHALL BE PROVIDED WITH A MINIMUM 3-FEET CLEARANCE OF ANY OBSTRUCTION AND LANDSCAPING, MEASURED FROM ALL DIRECTIONS.

TOTAL LANDSCAPE NOTE:
Site Area: 219,774 SF
Landscape Area: 40,762 SF
Percentage: 19%

Diversified Pacific

MIX USE DEVELOPMENT - COMMERCIAL CENTER

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

0' 30' 60' 120'
SCALE: 1" = 30'

NORTH

SCALE: 1" = 30'
DATE:October 2, 2024
ADG JOB #: 2228

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 466-2800

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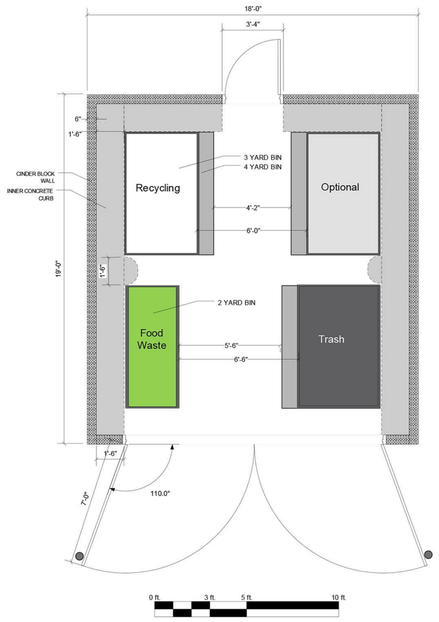
STANDARD RECOMMENDED BIN ENCLOSURE



A TRASH ENCLOSURE



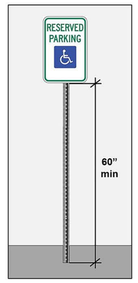
B SAFETY BOLLARD



C BIKE RACK



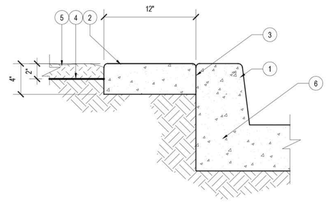
D BIKE LOCKER



E ADA PARKING SIGN



F 'AT RISK' PARKING SIGN

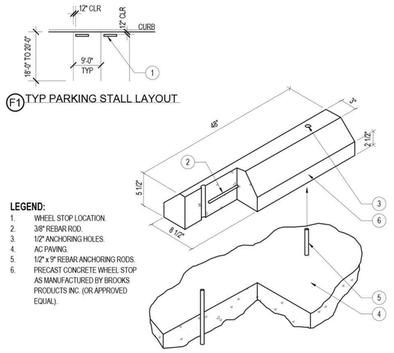


LEGEND:

1. ADJACENT CONCRETE CURB AND GUTTER.
2. 4" THICK CONCRETE PAVING WITH ½" RADIUS ALONG TOP EDGES.
3. COLD JOINT.
4. FINISH GRADE.
5. 2" DEEP MULCH LAYER AT PLANTING AREA.
6. COMPACTED SUBGRADE.

G 12" WIDE CONCRETE STEP-OUT

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

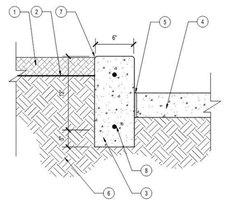


LEGEND:

1. WHEEL STOP LOCATION.
2. 3/8" REBAR ROD.
3. 1/2" ANCHORING HOLES.
4. AC PAVING.
5. 1/2" x 9" REBAR ANCHORING RODS.
6. PRECAST CONCRETE WHEEL STOP AS MANUFACTURED BY BROOKS PRODUCTS INC. (OR APPROVED EQUAL).

H PRECAST CONCRETE WHEEL STOP

SCALE: NOT TO SCALE



LEGEND:

1. MULCH AREA. SEE LANDSCAPE PLAN FOR TYPE AND THICKNESS.
2. FINISH GRADE.
3. CONCRETE CURB.
4. ADJACENT CONCRETE PAVING. SEE DETAIL THIS SHEET.
5. EXPANSION JOINT. SEE DETAIL THIS SHEET.
6. COMPACTED SUBGRADE.
7. 1/2" RADIUS AT EXPOSED EDGES.
8. #3 REINFORCEMENT REBAR.

I 6" WIDE CONCRETE CURB

SCALE: NOT TO SCALE

Diversified Pacific

MIX USE DEVELOPMENT - COMMERCIAL CENTER - DETAILS

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA
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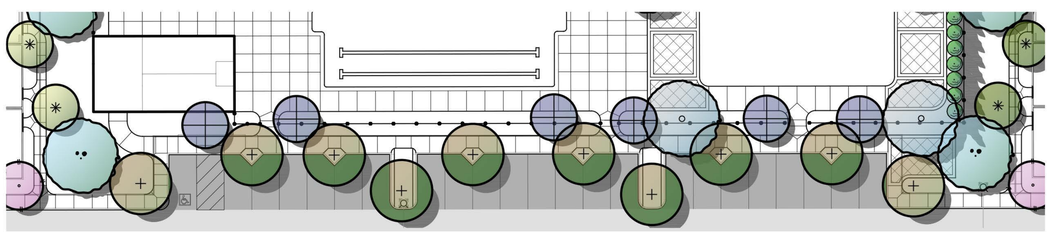
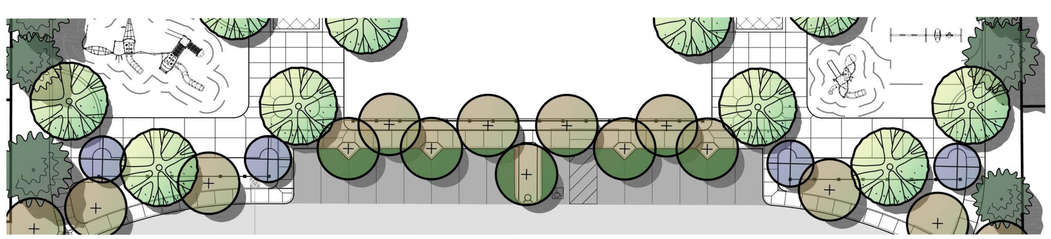




PLANT PALETTE:

TREES

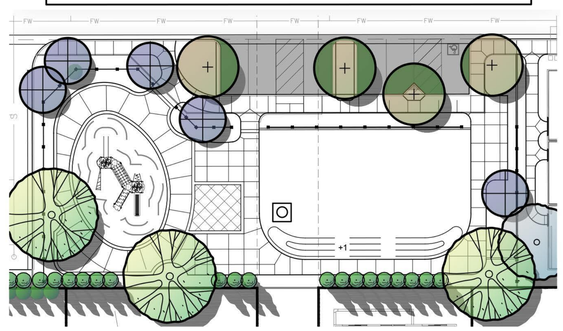
BOTANICAL NAME		COMMON NAME	SIZE
LIMONATE AVE STREETSCAPE TREE			
Specimen Platanus racemosa	•	California Sycamore	48" Box
Platanus racemosa	•	California Sycamore	36" Box
MULTI-TRUNK SPECIMEN TREE			
Specimen Olea europaea 'Wilsonii'	•	Wilson Tree	48" Box
Olea europaea 'Fruitless'	•	Fruitless Olive	36" Box
FLOWERING CANOPY TREES			
Lagerstroemia x. 'Tuscarora'	•	Crape Myrtle	24" Box
PARKING LOT SHADE TREE			
Lophostermon confertus	•	Brisbane Box	24" Box

PARKING LOT SHADE STUDY

TOTAL AREA OF PAVED SURFACE =	79,208 SQFT.
TOTAL AREA OF LANDSCAPE AREA =	14,765 SQFT.
PERCENTAGE OF LANDSCAPE AREA =	18.7%
PERCENTAGE OF LANDSCAPE AREA REQUIRED =	10%
TOTAL AREA OF PAVED PARKING SURFACE =	35,973 SQFT.
TOTAL AREA OF TREE CANOPY SHADE =	10,453 SQFT.
TOTAL AREA OF OVERHEAD STRUCTURE SHADE =	9,629 SQFT.
PERCENTAGE OF SHADED PAVED SURFACE AREA =	55.8%
PERCENTAGE OF SHADED PAVED SURFACE REQUIRED =	50%

TREE SHADE NOTE:

TREE CANOPY PER CITY OF JURUPA VALLEY, CA PLANNING DEPARTMENT MASTER PARKING LOT TREE LIST AT 15 YEARS OF MATURITY



RECREATION CENTER

TOTAL AREA OF PAVED SURFACE =	3,852 SQFT.
TOTAL AREA OF LANDSCAPE AREA =	1,244 SQFT.
PERCENTAGE OF SHADED PAVED SURFACE AREA =	32.2%
PERCENTAGE OF SHADED PAVED SURFACE REQUIRED =	30%

TOT-LOT EAST

TOTAL AREA OF PAVED SURFACE =	2,576 SQFT.
TOTAL AREA OF LANDSCAPE AREA =	797 SQFT.
PERCENTAGE OF SHADED PAVED SURFACE AREA =	30.9%
PERCENTAGE OF SHADED PAVED SURFACE REQUIRED =	30%

TOT-LOT WEST

TOTAL AREA OF PAVED SURFACE =	1,324 SQFT.
TOTAL AREA OF LANDSCAPE AREA =	407 SQFT.
PERCENTAGE OF SHADED PAVED SURFACE AREA =	30.6%
PERCENTAGE OF SHADED PAVED SURFACE REQUIRED =	30%

Diversified Pacific

MIX USE DEVELOPMENT - PARKING LOT SHADE STUDY

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

0' 20' 40' 80'

SCALE: 1" = 20'

NORTH

SCALE: 1" = 20'
DATE:October 2, 2024
ADG JOB #: 2228

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA
CALIFORNIA 91730 PH: (909) 484-2800

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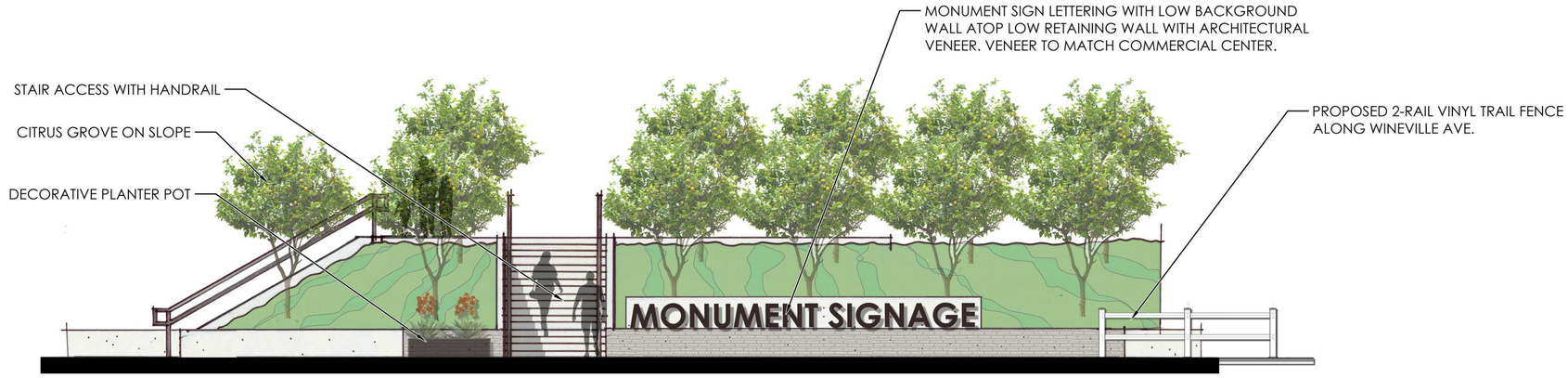
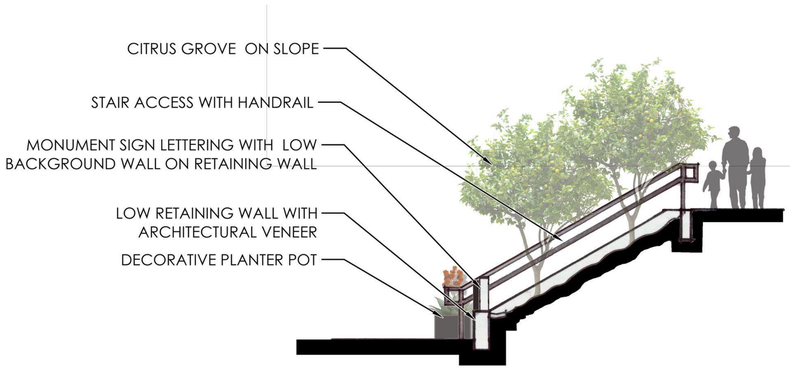
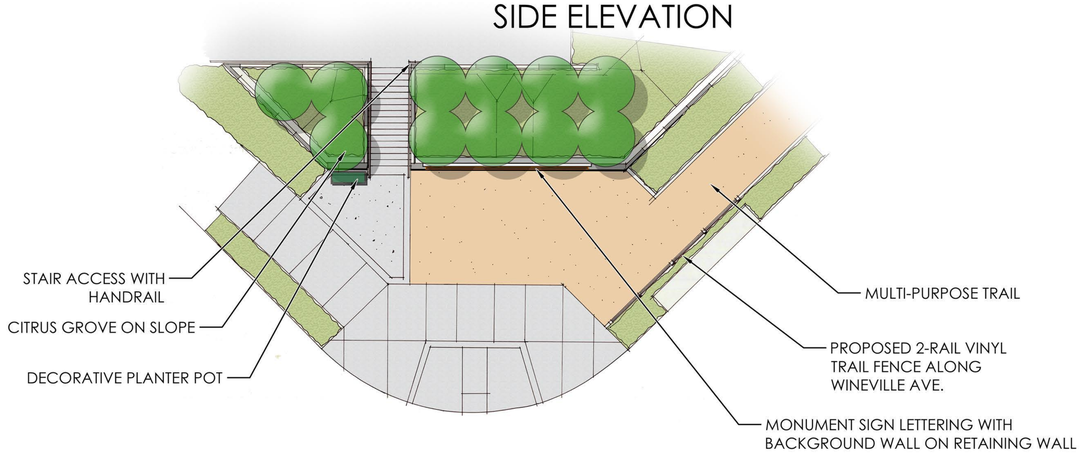


FRONT ELEVATION

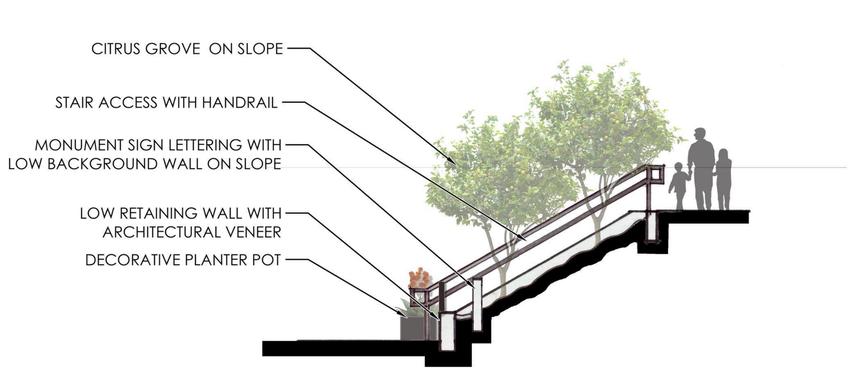


SIDE ELEVATION

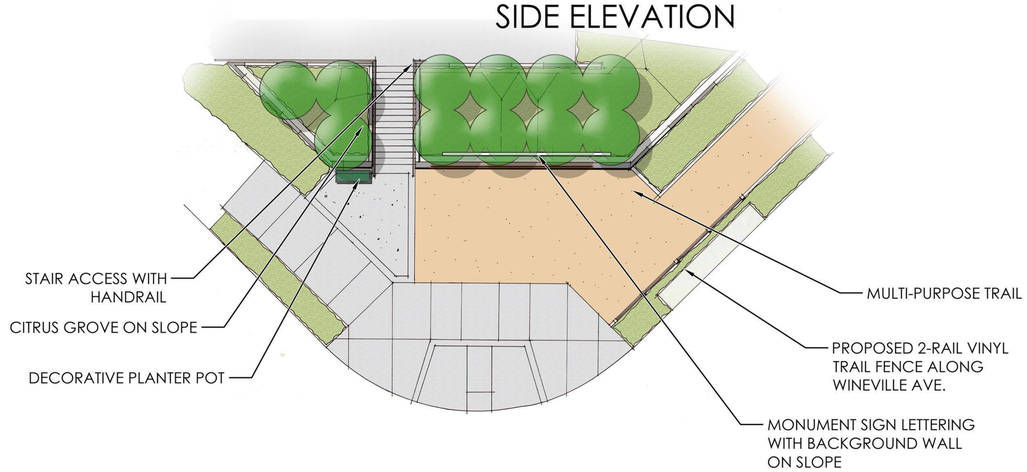


PLAN VIEW SCALE: 1" = 10'

ALTERNATIVE 1 - BACKGROUND SIGN WALL ON RETAINING WALL



SIDE ELEVATION



PLAN VIEW SCALE: 1" = 10'

ALTERNATIVE 2 - BACKGROUND SIGN WALL ON SLOPE

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MIX USE DEVELOPMENT - CMMERCIAL CENTER - MONUMENT ENTRY SIGN - ALTERNATIVES

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2600

DATE:October 2, 2024
ADG JOB #: 2228

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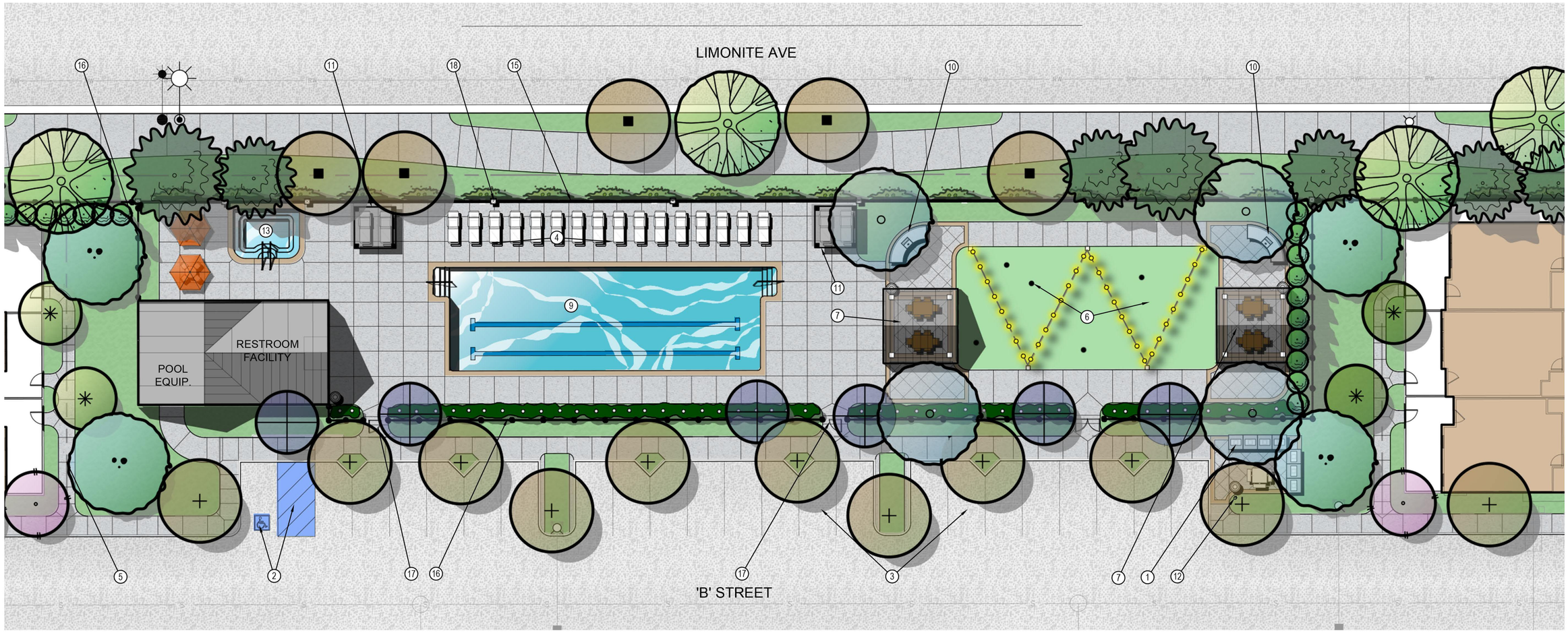

PLANT PALETTE:

TREES

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
MULTI-TRUNK SPECIMEN TREE			
Olea europaea 'Fruitless'	Fruitless Olive	36" Box	4
EVERGREEN MOTORCOURT PASEO TERMINUS TREES			
Melaleuca quinquenervia	Cajeput Tree	36" Box	4
TYPICAL FRONTYARD PATIO TREE			
Magnolia g. 'Little Gem'	Southern Magnolia	24" Box	2
Chilopsis linearis	Desert Willow	24" Box	2
INTERIOR STREET TREES			
Lophostemon confertus	Brisbane Box	24" Box	11
Lagerstroemia I. 'Biloxi'	Crape Myrtle	24" Box	2
LIMONITE AVE. STREETSCAPE TREES			
Platanus a. 'Columbia'	London Plane Tree	36" Box	4
Pistacia chinensis	Chinese Pistache	24" Box	5
Pinus canariencis	Canary Island Pine	24" Box	5
EVERGREEN SCREEN UPRIGHT TREES			
Podocarpus e. 'Icee Blue'	Icee Blue Yellow wood	15 Gal	10
Cupressus s. 'Tiny Tower'	Tiny Tower Italian Cypress	15 Gal	
FLOWERING CANOPY TREE			
Lagerstroemia x. 'Tuscarora'	Crape Myrtle	24" Box	6

VINE

Parthenocissus tricuspidata	Boston Ivy		

SHRUBS AND GROUNDCOVER

BOTANICAL NAME	COMMON NAME
TALL SHRUBS	
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Carpenteria californica	Bush Anemone
Encellia farinosa	Desert Encelia
Heteromeles arbutifolia	Toyon
Rhamnus caifornica	Coffeeberry
Romneya coulteri	Matilija Poppy
MEDIUM SHRUBS	
Atriplex hymenelytra	Desert Holly
Baccharis x 'Starn'	Thompson Baccharis
Echium radicans	Pride of Madeira
Euphorbia rigida	Yellow Purge
Nandina d. 'Moon Bay' TM	Heavenly Bamboo
Salvia greggii	Autumn Sage
Salvia leucantha 'Santa Barbara'	Mexican Bush Sage
Teucrium fruticans	Bush Germander
LOW SHRUBS AND GROUNDCOVER	
Acacia redolens 'Desert Carpet'	Trailing Acacia
Achillea x 'Moonshine'	Yarrow
Artemisia c. 'Canyon Gray'	California Sagebrush
Lantana x. 'New Gold'	New Gold Lantana
Rosmarinus o. 'Huntington Carpet'	Rosemary
ACCENTS AND GRASSES	
Carex divulsa	Berkeley Sedge
Hesperaloe p. 'Sandia Glow'	Sandia Glow Red Yucca
Muhlenbergia rigens	Deer Grass

FEATURE LEGEND:

1. GANG MAILBOX LOCATION WALL WITH TRASH RECEPTACLE (64 UNITS).
2. ACCESSIBLE PARKING WITH LOADING ZONE AND CURB RAMP.
3. PARKING LOT. (23 TOTAL, 1 ADA STANDARD).
4. SUN DECK WITH CHAISE LOUNGE CHAIR AND UMBRELLA.
5. 4' WIDE CONCRETE PATHWAY.
6. ARTIFICIAL TURF FOR OVERFLOW AND GAMING WITH TIVOLI LIGHTING.
7. PREFABRICATED SOLID ROOF STRUCTURE WITH DINING TABLE SEATING.
8. DINING TABLE SEATING WITH UMBRELLA COVER.
9. 44' X 20' SWIMMING POOL .
10. COUNTERTOP BBQ GRILL .
11. 10x10 CABANA.
12. DOG RELIEF STATION w/ MUTT MITT STATION INCLUDED.
13. 12'x16' COMMUNITY SPA.
14. ADA POOL AND SPA LIFTS.
15. 6' TALL PRIVACY BLOCK WALL.
16. 6' TALL TUBULAR STEEL SWIMMING POOL ENCLOSURE FENCE.
17. 3' WIDE SELF LATCHING ACCESS GATES.
18. 16" SQUARE CMU BLOCK COLUMN PILASTER.

LANDSCAPE IN CITY OF RIGHT OF WAY NOTE:
LANDSCAPE IN THE CITY OF JURUPA VALLEY RIGHT OF WAY, ALONG LIMONITE AVENUE SHALL BE A SEPARATE LANDSCAPE CONSTRUCTION SUBMITTAL TO BE REVIEWED BY CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT AND BE DESIGNED PER THEIR GUIDELINES.

VINE PLANTING NOTE:
VINES TO BE PLANTED EVERY 15 ' O.C MAX FOR PERIMETER WALLS AND TRASH ENCLOSURE TO MITIGATE GRAFFITI. VINES TO BE PLANTED AND TRAINED ON ALL INWARD FACING WALL SURFACES. VINE SIZE TO BE MINIMUM 5 GALLONS.

RECLAIMED WATER NOTE
PROJECT TO UTILIZE RECLAIMED WATER FOR LANDSCAPE IRRIGATION. DEVELOPER TO EXTEND RECLAIMED WATER PIPING DOWN LIMONITE TO PROJECT SITE.

MULCH NOTE:
ALL EXPOSED LANDSCAPE SURFACES SHALL BE MULCHED WITH A MINIMUM OF THREE (3") LAYER OF MATERIAL EXCEPT IN AREAS WITH GROUNDCOVER PLANTED WITH FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE - HALF INCHES (1 ½")

SHRUB SIZE NOTE:
ALL SHRUB SHRUB, NATIVE GRASSES AND SUCCULENTS ARE TO BE 5 GALLON SIZE. GROUNDCOVERS TO BE 1 GALLON OR FROM FLATS.

FIRE PROTECTION EQUIPMENT CLEARANCE NOTE:
ALL FIRE PROTECTION EQUIPMENT (HYDRANT, PIV, FDC, ETC.) SHALL BE PROVIDED WITH A MINIMUM 3-FEET CLEARANCE OF ANY OBSTRUCTION AND LANDSCAPING, MEASURED FROM AL DIRECTIONS.

TOTAL LANDSCAPE NOTE:
Site Area: 25,785 SF
Landscape Area: 6,304 SF
Percentage: 24%

Diversified Pacific

MIX USE DEVELOPMENT - RECREATION CENTER

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

0' 10' 20' 40'
SCALE: 1" = 10'

NORTH

SCALE: 1" = 10'
DATE:October 2, 2024
ADG JOB #: 2228

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2800

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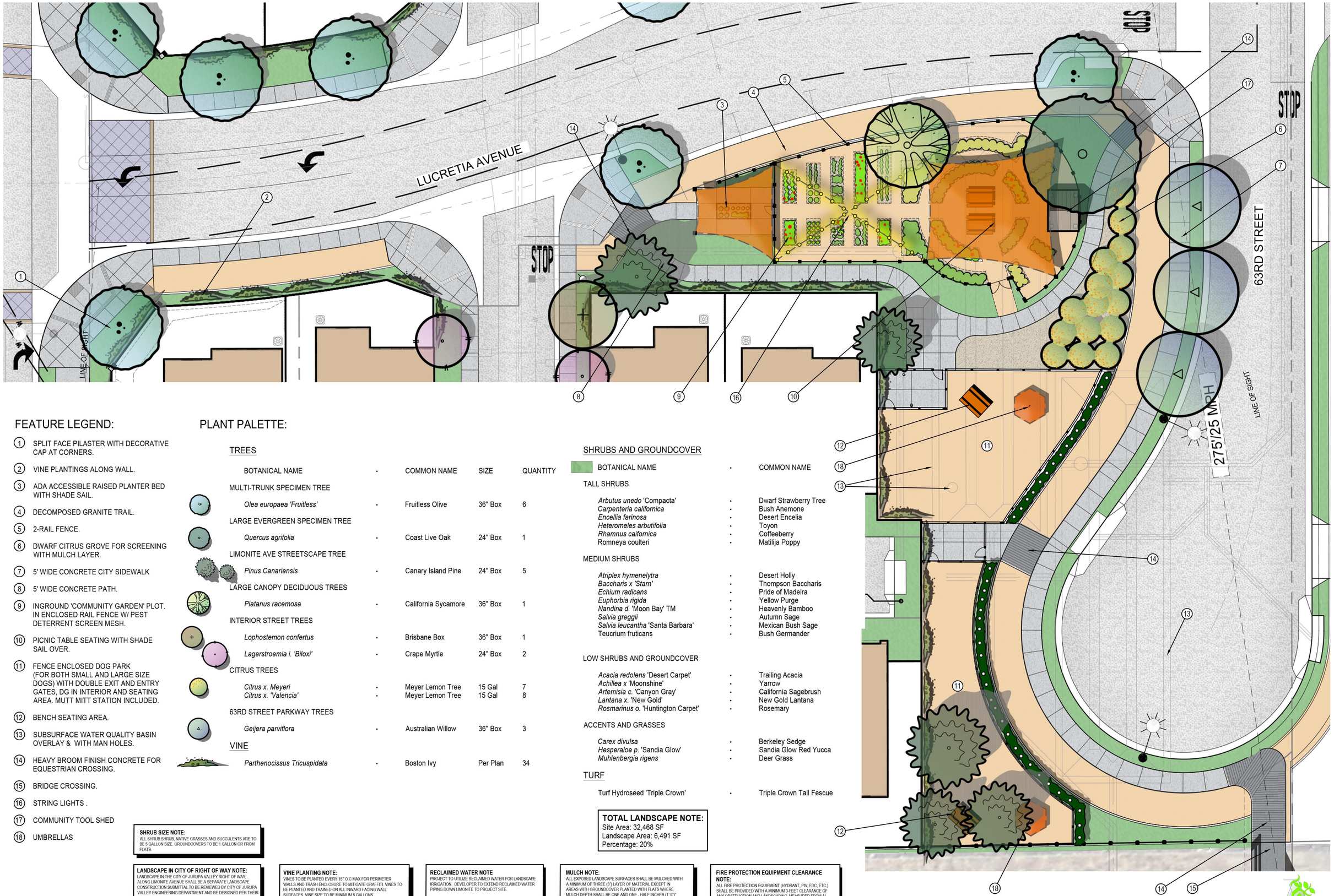

FEATURE LEGEND:

1. SPLIT FACE PILASTER WITH DECORATIVE CAP AT CORNERS.
2. VINE PLANTINGS ALONG WALL.
3. ADA ACCESSIBLE RAISED PLANTER BED WITH SHADE SAIL.
4. DECOMPOSED GRANITE TRAIL.
5. 2-RAIL FENCE.
6. DWARF CITRUS GROVE FOR SCREENING WITH MULCH LAYER.
7. 5' WIDE CONCRETE CITY SIDEWALK
8. 5' WIDE CONCRETE PATH.
9. INGROUND 'COMMUNITY GARDEN' PLOT. IN ENCLOSED RAIL FENCE W/ PEST DETERRENT SCREEN MESH.
10. PICNIC TABLE SEATING WITH SHADE SAIL OVER.
11. FENCE ENCLOSED DOG PARK (FOR BOTH SMALL AND LARGE SIZE DOGS) WITH DOUBLE EXIT AND ENTRY GATES, DG IN INTERIOR AND SEATING AREA. MUTT MITT STATION INCLUDED.
12. BENCH SEATING AREA.
13. SUBSURFACE WATER QUALITY BASIN OVERLAY & WITH MAN HOLES.
14. HEAVY BROOM FINISH CONCRETE FOR EQUESTRIAN CROSSING.
15. BRIDGE CROSSING.
16. STRING LIGHTS .
17. COMMUNITY TOOL SHED
18. UMBRELLAS

PLANT PALETTE:

TREES

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
MULTI-TRUNK SPECIMEN TREE			
Olea europaea 'Fruitless'	Fruitless Olive	36" Box	6
LARGE EVERGREEN SPECIMEN TREE			
Quercus agrifolia	Coast Live Oak	24" Box	1
LIMONITE AVE STREETSCAPE TREE			
Pinus Canariensis	Canary Island Pine	24" Box	5
LARGE CANOPY DECIDUOUS TREES			
Platanus racemosa	California Sycamore	36" Box	1
INTERIOR STREET TREES			
Lophostemon confertus	Brisbane Box	36" Box	1
Lagerstroemia i. 'Biloxi'	Crape Myrtle	24" Box	2
CITRUS TREES			
Citrus x. Meyeri	Meyer Lemon Tree	15 Gal	7
Citrus x. 'Valencia'	Meyer Lemon Tree	15 Gal	8
63RD STREET PARKWAY TREES			
Geijera parviflora	Australian Willow	36" Box	3

VINE

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
Parthenocissus Tricuspidata	Boston Ivy	Per Plan	34

SHRUBS AND GROUNDCOVER

BOTANICAL NAME	COMMON NAME
TALL SHRUBS	
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Carpenteria californica	Bush Anemone
Encellia farinosa	Desert Encelia
Heteromeles arbutifolia	Toyon
Rhamnus caifornica	Coffeeberry
Romneya coulteri	Matilija Poppy
MEDIUM SHRUBS	
Atriplex hymenelytra	Desert Holly
Baccharis x 'Starn'	Thompson Baccharis
Echium radicans	Pride of Madeira
Euphorbia rigida	Yellow Purge
Nandina d. 'Moon Bay' TM	Heavenly Bamboo
Salvia greggii	Autumn Sage
Salvia leucantha 'Santa Barbara'	Mexican Bush Sage
Teucrium fruticans	Bush Germander
LOW SHRUBS AND GROUNDCOVER	
Acacia redolens 'Desert Carpet'	Trailing Acacia
Achillea x 'Moonshine'	Yarrow
Artemisia c. 'Canyon Gray'	California Sagebrush
Lantana x. 'New Gold'	New Gold Lantana
Rosmarinus o. 'Huntington Carpet'	Rosemary
ACCENTS AND GRASSES	
Carex divulsa	Berkeley Sedge
Hesperaloe p. 'Sandia Glow'	Sandia Glow Red Yucca
Muhlenbergia rigens	Deer Grass
TURF	
Turf Hydroseed 'Triple Crown'	Triple Crown Tall Fescue

TOTAL LANDSCAPE NOTE:
Site Area: 32,468 SF
Landscape Area: 6,491 SF
Percentage: 20%

SHRUB SIZE NOTE:
ALL SHRUB SHRUB, NATIVE GRASSES AND SUCCULENTS ARE TO BE 5 GALLON SIZE. GROUNDCOVERS TO BE 1 GALLON OR FROM FLATS.

LANDSCAPE IN CITY OF RIGHT OF WAY NOTE:
LANDSCAPE IN THE CITY OF JURUPA VALLEY RIGHT OF WAY, ALONG LIMONITE AVENUE SHALL BE A SEPARATE LANDSCAPE CONSTRUCTION SUBMITTAL TO BE REVIEWED BY CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT AND BE DESIGNED PER THEIR GUIDELINES.

VINE PLANTING NOTE:
VINES TO BE PLANTED EVERY 15 ' O.C MAX FOR PERIMETER WALLS AND TRASH ENCLOSURE TO MITIGATE GRAFFITI. VINES TO BE PLANTED AND TRAINED ON ALL INWARD FACING WALL SURFACES. VINE SIZE TO BE MINIMUM 5 GALLONS.

RECLAIMED WATER NOTE
PROJECT TO UTILIZE RECLAIMED WATER FOR LANDSCAPE IRRIGATION. DEVELOPER TO EXTEND RECLAIMED WATER PIPING DOWN LIMONITE TO PROJECT SITE.

MULCH NOTE:
ALL EXPOSED LANDSCAPE SURFACES SHALL BE MULCHED WITH A MINIMUM OF THREE (3") LAYER OF MATERIAL EXCEPT IN AREAS WITH GROUNDCOVER PLANTED WITH FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE - HALF INCHES (1 ½")

FIRE PROTECTION EQUIPMENT CLEARANCE NOTE:
ALL FIRE PROTECTION EQUIPMENT (HYDRANT, PIV, FDC, ETC.) SHALL BE PROVIDED WITH A MINIMUM 3-FEET CLEARANCE OF ANY OBSTRUCTION AND LANDSCAPING, MEASURED FROM AL DIRECTIONS.

Diversified Pacific

MIX USE DEVELOPMENT - COMMUNITY GARDEN AND DOG PARK

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

NORTH

0' 10' 20' 40'

SCALE: 1" = 10'

SCALE: 1" = 10'
DATE: October 2, 2024
ADG JOB #: 2228

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 466-2800

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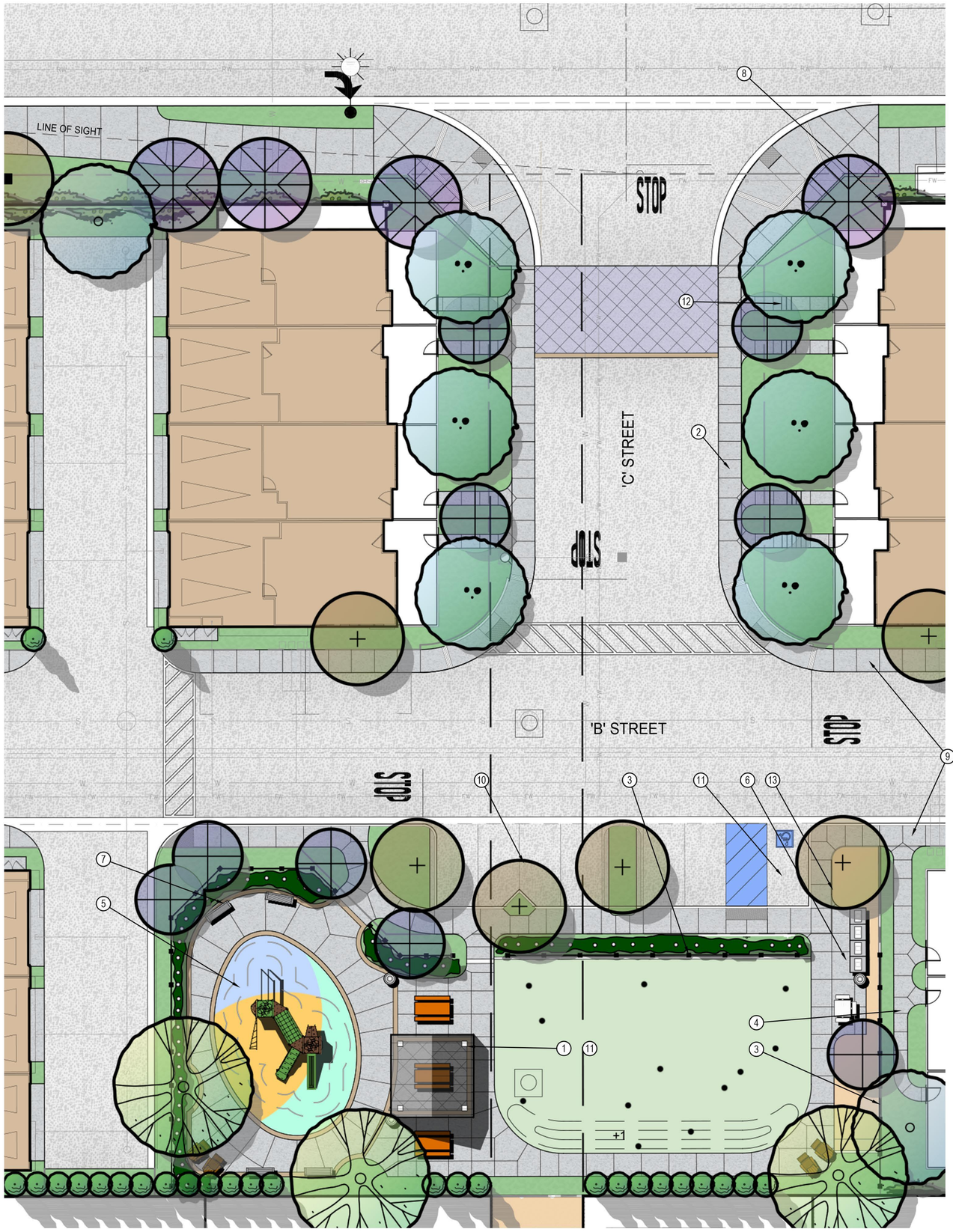

PLANT PALETTE:

TREES

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
EVERGREEN MOTORCOURT PASEO TERMINUS TREES			
Melaleuca quinquenervia	Cajeput Tree	36" Box	2
MULTI-TRUNK SPECIMEN TREE			
Olea europaea 'Fruitless'	Fruitless Olive	36" Box	6
DECIDUOUS CANOPY TREE			
Platanus racemosa	California Sycamore	36" Box	3
EVERGREEN SCREEN UPRIGHT TREES			
Podocarpus e. 'Icee Blue'	Icee Blue Yellow wood	15 Gal	25
Cupressus s. 'Tiny Tower'	Tiny Tower Italian Cypress	15 Gal	
INTERIOR STREET AND PARKING LOT SHADE TREES			
Lophostemon confertus	Brisbane Box	24" Box	6
FLOWERING CANOPY TREES			
Cercis canadiensis 'Majestic Beauty'	Eastern Redbud	24" Box	4
Lagerstroemia x. 'Tuscarora'	Crape Myrtle	24" Box	9

VINES

Parthenocissus tricuspidata	Boston Ivy

SHRUBS AND GROUNDCOVER

BOTANICAL NAME	COMMON NAME
TALL SHRUBS	
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Carpenteria californica	Bush Anemone
Encellia farinosa	Desert Encelia
Heteromeles arbutifolia	Toyon
Rhamnus caifornica	Coffeeberry
Romneya coulteri	Matilija Poppy
MEDIUM SHRUBS	
Atriplex hymenelytra	Desert Holly
Baccharis x 'Starn'	Thompson Baccharis
Echium radicans	Pride of Madeira
Euphorbia rigida	Yellow Purge
Nandina d. 'Moon Bay' TM	Heavenly Bamboo
Salvia greggii	Autumn Sage
Salvia leucantha 'Santa Barbara'	Mexican Bush Sage
Teucrium fruticans	Bush Germander
LOW SHRUBS AND GROUNDCOVER	
Acacia redolens 'Desert Carpet'	Trailing Acacia
Achillea x 'Moonshine'	Yarrow
Artemisia c. 'Canyon Gray'	California Sagebrush
Lantana x. 'New Gold'	New Gold Lantana
Rosmarinus o. 'Huntington Carpet'	Rosemary
ACCENTS AND GRASSES	
Carex divulsa	Berkeley Sedge
Hesperaloe p. 'Sandia Glow'	Sandia Glow Red Yucca
Muhlenbergia rigens	Deer Grass

FEATURE LEGEND:

1. OVERHEAD SOLID ROOF STRUCTURE WITH PICNIC TABLE SEATING.
2. 5' WIDE CONCRETE PATH.
3. 2-RAIL VINYL FENCE.
4. 4' WIDE SHARED CONCRETE PATH WITH 3' WIDE PRIVATE RESIDENTIAL ENTRY PATH.
5. TOT-LOT WITH CHILDREN'S (YRS 5-12) PLAY EQUIPMENT AND RUBBER SURFACE.
6. GANG MAILBOX COURT WITH TRASH RECEPTACLE AND SQUARE PICNIC TABLE SEATING.
7. ACCESSIBLE BENCH SEATING.
8. SPLITFACE COLUMN ENTRY PILASTER.
9. 4' - 6' WIDE CONCRETE SIDEWALK.
10. PARKING LOT WITH 7 TOTAL STALLS; 1 ADA.
11. ACCESSIBLE PARKING WITH LOADING AND CURB RAMP.
12. STEPS TO BE COORDINATED BETWEEN CIVIL ENGINEER AND LANDSCAPE ARCHITECT.
13. DOGGY RELIEF STATION
14. 5' SQUARE DIAMOND TREE PLANTER.

TOTAL LANDSCAPE NOTE:
Site Area: 15,933 SF
Landscape Area: 8,618 SF
Percentage: 54%

LANDSCAPE IN CITY OF RIGHT OF WAY NOTE:
LANDSCAPE IN THE CITY OF JURUPA VALLEY RIGHT OF WAY, ALONG LIMONITE AVENUE SHALL BE A SEPARATE LANDSCAPE CONSTRUCTION SUBMITTAL TO BE REVIEWED BY CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT AND BE DESIGNED PER THEIR GUIDELINES.

FIRE PROTECTION EQUIPMENT CLEARANCE NOTE:
ALL FIRE PROTECTION EQUIPMENT (HYDRANT, PIV, FDC, ETC.) SHALL BE PROVIDED WITH A MINIMUM 3-FEET CLEARANCE OF ANY OBSTRUCTION AND LANDSCAPING, MEASURED FROM AL DIRECTIONS.

RECLAIMED WATER NOTE
PROJECT TO UTILIZE RECLAIMED WATER FOR LANDSCAPE IRRIGATION. DEVELOPER TO EXTEND RECLAIMED WATER PIPING DOWN LIMONITE TO PROJECT SITE.

VINE PLANTING NOTE:
VINES TO BE PLANTED EVERY 15 ' O.C MAX FOR PERIMETER WALLS AND TRASH ENCLOSURE TO MITIGATE GRAFFITI. VINES TO BE PLANTED AND TRAINED ON ALL INWARD FACING WALL SURFACES. VINE SIZE TO BE MINIMUM 5 GALLONS.

MULCH NOTE:
ALL EXPOSED LANDSCAPE SURFACES SHALL BE MULCHED WITH A MINIMUM OF THREE (3") LAYER OF MATERIAL EXCEPT IN AREAS WITH GROUNDCOVER PLANTED WITH FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE - HALF INCHES (1 ½")

Diversified Pacific

MIX USE DEVELOPMENT - TOT-LOT WEST AND ‘C’ STREET ENTRY

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

0' 10' 20' 40'
SCALE: 1" = 10'

SCALE: 1" = 10'
DATE:October 2, 2024
ADG JOB #: 2228

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
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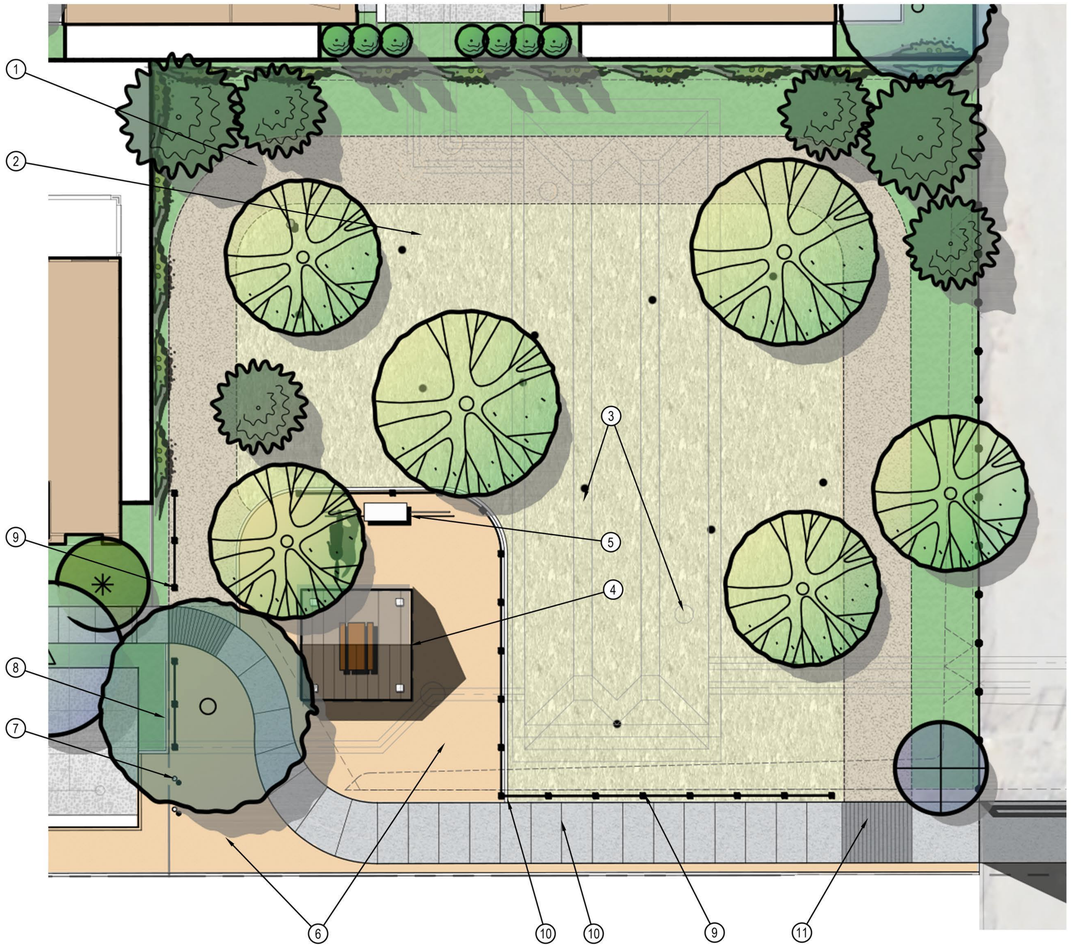

FEATURE LEGEND:

1. NATIVE TRAIL.
2. NATIVE SHRUBS AND GRASSES PLANTING
3. SUBSURFACE WATER QUALITY BASIN AND MANHOLES.
4. OVERHEAD SOLID ROOF STRUCTURE WITH PICNIC TABLE SEATING.
5. WATER TROUGH WITH HITCHING POSTS (2) AT EAST SIDE.
6. DECOMPOSED GRANITE PAVING.
7. REMOVABLE BOLLARDS.
8. 6" CONCRETE CURB HEADER.
9. 2-RAIL VINYL FENCE.
10. 6' WIDE CONCRETE PATH ALONG 63RD STREET TYP.
11. HEAVY BROOM FINISH CONCRETE FOR EQUESTRIAN CROSSING.

LANDSCAPE IN CITY OF RIGHT OF WAY NOTE:
LANDSCAPE IN THE CITY OF JURUPA VALLEY RIGHT OF WAY, ALONG LIMONITE AVENUE SHALL BE A SEPARATE LANDSCAPE CONSTRUCTION SUBMITTAL TO BE REVIEWED BY CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT AND BE DESIGNED PER THEIR GUIDELINES.

SHRUB SIZE NOTE:
ALL SHRUB SHRUB, NATIVE GRASSES AND SUCCULENTS ARE TO BE 5 GALLON SIZE. GROUNDCOVERS TO BE 1 GALLON OR FROM FLATS.

VINE PLANTING NOTE:
VINES TO BE PLANTED EVERY 15 ' O.C MAX FOR PERIMETER WALLS AND TRASH ENCLOSURE TO MITIGATE GRAFFITI. VINES TO BE PLANTED AND TRAINED ON ALL INWARD FACING WALL SURFACES. VINE SIZE TO BE MINIMUM 5 GALLONS.

RECLAIMED WATER NOTE
PROJECT TO UTILIZE RECLAIMED WATER FOR LANDSCAPE IRRIGATION. DEVELOPER TO EXTEND RECLAIMED WATER PIPING DOWN LIMONITE TO PROJECT SITE.

MULCH NOTE:
ALL EXPOSED LANDSCAPE SURFACES SHALL BE MULCHED WITH A MINIMUM OF THREE (3") LAYER OF MATERIAL EXCEPT IN AREAS WITH GROUNDCOVER PLANTED WITH FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE - HALF INCHES (1 ½")

FIRE PROTECTION EQUIPMENT CLEARANCE NOTE:
ALL FIRE PROTECTION EQUIPMENT (HYDRANT, PIV, FDC, ETC.) SHALL BE PROVIDED WITH A MINIMUM 3-FEET CLEARANCE OF ANY OBSTRUCTION AND LANDSCAPING, MEASURED FROM AL DIRECTIONS.

PLANT PALETTE:

TREES

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
LARGE EVERGREEN SPECIMEN TREE			
Quercus agrifolia	Coast Live Oak	24" Box	1
DECIDUOUS CANOPY TREE			
Platanus racemosa	California Sycamore	36" Box	6
PINE TREE			
Pinus canariensis	Canary island Pine	24" Box	6
FLOWERING CANOPY TREES			
Lagerstroemia x. 'Tuscarora'	Crape Myrtle	24" Box	1

VINES

BOTANICAL NAME	COMMON NAME
Parthenocissus tricuspidata	Boston Ivy

SHRUBS AND GROUNDCOVER

BOTANICAL NAME	COMMON NAME
TALL SHRUBS	
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Carpenteria californica	Bush Anemone
Encellia farinosa	Desert Encelia
Heteromeles arbutifolia	Toyon
Rhamnus caifornica	Coffeeberry
Romneya coulteri	Matilija Poppy
MEDIUM SHRUBS	
Atriplex hymenelytra	Desert Holly
Baccharis x 'Starn'	Thompson Baccharis
Echium radicans	Pride of Madeira
Euphorbia rigida	Yellow Purge
Nandina d. 'Moon Bay' TM	Heavenly Bamboo
Salvia greggii	Autumn Sage
Salvia leucantha 'Santa Barbara'	Mexican Bush Sage
Teucrium fruticans	Bush Germander
LOW SHRUBS AND GROUNDCOVER	
Acacia redolens 'Desert Carpet'	Trailing Acacia
Achillea x 'Moonshine'	Yarrow
Artemisia c. 'Canyon Gray'	California Sagebrush
Lantana x. 'New Gold'	New Gold Lantana
Rosmarinus o. 'Huntington Carpet'	Rosemary
ACCENTS AND GRASSES	
Carex divulsa	Berkeley Sedge
Hesperaloe p. 'Sandia Glow'	Sandia Glow Red Yucca
Muhlenbergia rigens	Deer Grass

TOTAL LANDSCAPE NOTE:
Site Area: 17,904 SF
Landscape Area: 10,663 SF
Percentage: 59%

Diversified Pacific

MIX USE DEVELOPMENT - HITCHING AREA

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

0' 10' 20' 40'

SCALE: 1" = 10'

NORTH

SCALE: 1" = 10'
DATE:October 2, 2024
ADG JOB #: 2228

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2800



FEATURE LEGEND:

1. ARTIFICIAL TURF WITH CONCRETE EDGING AND CORNHOLE GAME BOARDS.
2. ACCESIBLE BENCH SEATING.
3. PICNIC TABLE SEATING AREA ON ENHANCED PAVING.
4. TOT-LOT WITH MULTIPLE AGE GROUP CHILDREN'S PLAY EQUIPMENT AND RUBBER SURFACING.
5. 42" TALL 2-RAIL FENCE.
6. GANG MAILBOX STATION WITH TRASH RECEPTACLE.
7. OVERHEAD SOLID ROOF STRUCTURE WITH PICNIC TABLE SEATING.
8. DIAMOND LANDSCAPE PLANTER.

PLANT PALETTE:

TREES

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
MULTI-TRUNK SPECIMEN TREE			
Olea europaea 'Fruitless'	Fruitless Olive	36" Box	3
FLOWERING CANOPY TREES			
Lagerstroemia 'x' Tuscarora	Crape Myrtle	24" Box	8
INTERIOR STREET TREES			
Lophostemon confertus	Brisbane Box	24" Box	17
Lagerstroemia I. 'Biloxi'	Crape Myrtle	24" Box	1
LIMONITE AVE STREETSCAPE TREE / LARGE DECIDUOUS CANOPY TREE			
Platanus racemosa	California Sycamore	36" Box	18
LIMONITE AVE. STREETSCAPE TREE			
Pistacia chinensis	Chinese Pistache	24" Box	3
PINE TREE			
Pinus Canariensis	Canary Island Pine	24" Box	18

VINES

Parthenocissus tricuspidata	Boston Ivy	

SHRUBS AND GROUNDCOVER

BOTANICAL NAME	COMMON NAME
TALL SHRUBS	
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Carpenteria californica	Bush Anemone
Encellia farinosa	Desert Encelia
Heteromeles arbutifolia	Toyon
Rhamnus caifornica	Coffeeberry
Romneya coulteri	Matilija Poppy
MEDIUM SHRUBS	
Atriplex hymenelytra	Desert Holly
Baccharis x 'Starn'	Thompson Baccharis
Echium radicans	Pride of Madeira
Euphorbia rigida	Yellow Purge
Nandina d. 'Moon Bay' TM	Heavenly Bamboo
Salvia greggii	Autumn Sage
Salvia leucantha 'Santa Barbara'	Mexican Bush Sage
Teucrium fruticans	Bush Germander
LOW SHRUBS AND GROUNDCOVER	
Acacia redolens 'Desert Carpet'	Trailing Acacia
Achillea x 'Moonshine'	Yarrow
Artemisia c. 'Canyon Gray'	California Sagebrush
Lantana x. 'New Gold'	New Gold Lantana
Rosmarinus o. 'Huntington Carpet'	Rosemary
ACCENTS AND GRASSES	
Carex divulsa	Berkeley Sedge
Hesperaloe p. 'Sandia Glow'	Sandia Glow Red Yucca
Muhlenbergia rigens	Deer Grass

LANDSCAPE IN CITY OF RIGHT OF WAY NOTE:
LANDSCAPE IN THE CITY OF JURUPA VALLEY RIGHT OF WAY, ALONG LIMONITE AVENUE SHALL BE A SEPARATE LANDSCAPE CONSTRUCTION SUBMITTAL TO BE REVIEWED BY CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT AND BE DESIGNED PER THEIR GUIDELINES.

VINE PLANTING NOTE:
VINES TO BE PLANTED EVERY 15 ' O.C MAX FOR PERIMETER WALLS AND TRASH ENCLOSURE TO MITIGATE GRAFFITI. VINES TO BE PLANTED AND TRAINED ON ALL INWARD FACING WALL SURFACES. VINE SIZE TO BE MINIMUM 5 GALLONS.

RECLAIMED WATER NOTE
PROJECT TO UTILIZE RECLAIMED WATER FOR LANDSCAPE IRRIGATION. DEVELOPER TO EXTEND RECLAIMED WATER PIPING DOWN LIMONITE TO PROJECT SITE.

MULCH NOTE:
ALL EXPOSED LANDSCAPE SURFACES SHALL BE MULCHED WITH A MINIMUM OF THREE (3") LAYER OF MATERIAL EXCEPT IN AREAS WITH GROUNDCOVER PLANTED WITH FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE - HALF INCHES (1 ½")

SHRUB SIZE NOTE:
ALL SHRUB SHRUB, NATIVE GRASSES AND SUCCULENTS ARE TO BE 5 GALLON SIZE. GROUNDCOVERS TO BE 1 GALLON OR FROM FLATS.

FIRE PROTECTION EQUIPMENT CLEARANCE NOTE:
ALL FIRE PROTECTION EQUIPMENT (HYDRANT, PIV, FDC, ETC.) SHALL BE PROVIDED WITH A MINIMUM 3-FEET CLEARANCE OF ANY OBSTRUCTION AND LANDSCAPING, MEASURED FROM AL DIRECTIONS.

TOTAL LANDSCAPE NOTE:
Site Area: 28,235 SF
Landscape Area: 6,704 SF
Percentage: 43%

Diversified Pacific

MIX USE DEVELOPMENT - TOT-LOT EAST

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

0' 10' 20' 40'
SCALE: 1" = 10'

NORTH

SCALE: 1" = 10'
DATE:October 2, 2024
ADG JOB #: 2228

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2800

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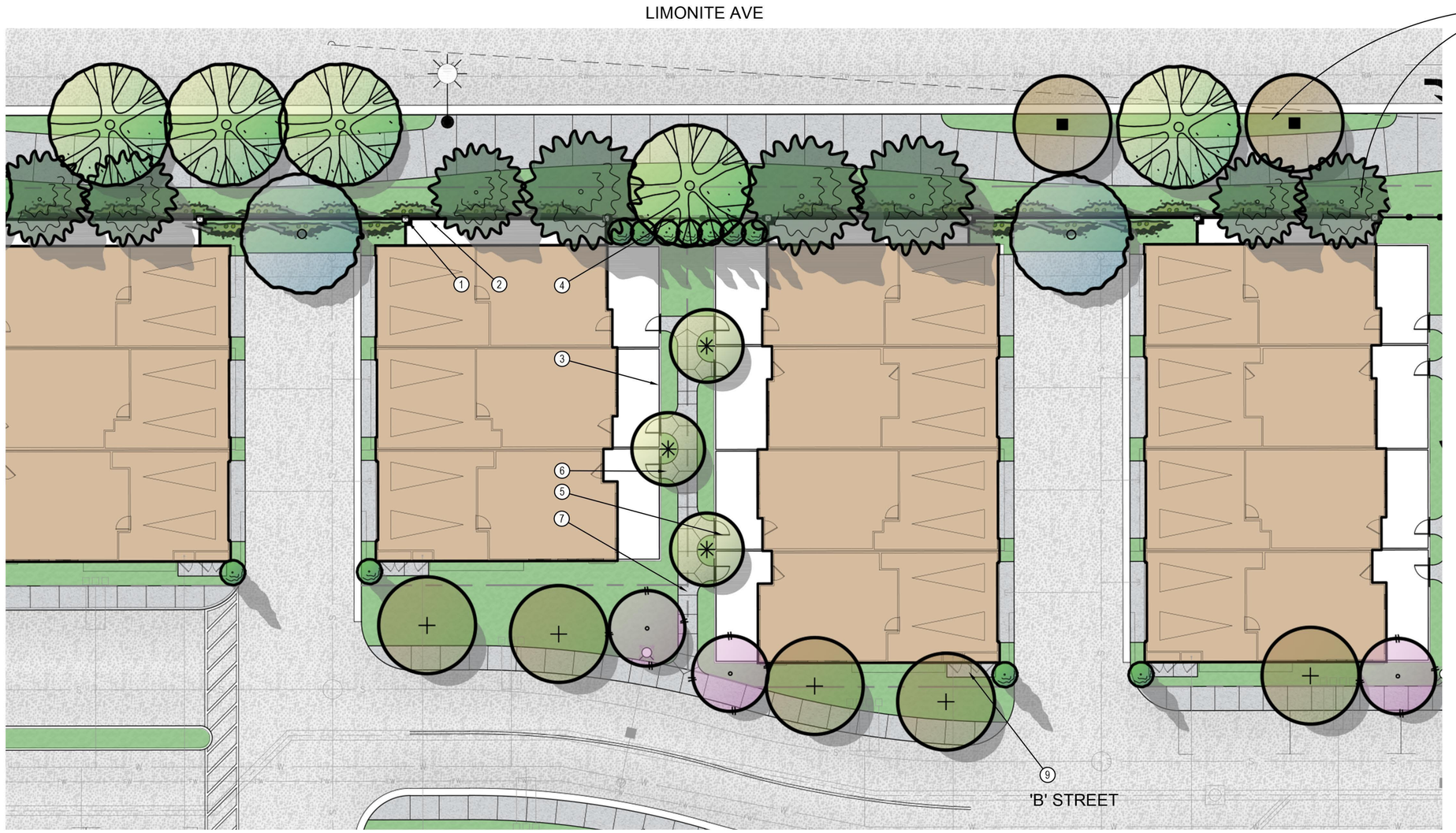

LANDSCAPE IN CITY OF RIGHT OF WAY NOTE:
LANDSCAPE IN THE CITY OF JURUPA VALLEY RIGHT OF WAY, ALONG LIMONITE AVENUE SHALL BE A SEPARATE LANDSCAPE CONSTRUCTION SUBMITTAL TO BE REVIEWED BY CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT AND BE DESIGNED PER THEIR GUIDELINES.

VINE PLANTING NOTE:
VINES TO BE PLANTED EVERY 15 ' O.C MAX FOR PERIMETER WALLS AND TRASH ENCLOSURE TO MITIGATE GRAFFITI. VINES TO BE PLANTED AND TRAINED ON ALL INWARD FACING WALL SURFACES. VINE SIZE TO BE MINIMUM 5 GALLONS.

RECLAIMED WATER NOTE
PROJECT TO UTILIZE RECLAIMED WATER FOR LANDSCAPE IRRIGATION. DEVELOPER TO EXTEND RECLAIMED WATER PIPING DOWN LIMONITE TO PROJECT SITE.

MULCH NOTE:
ALL EXPOSED LANDSCAPE SURFACES SHALL BE MULCHED WITH A MINIMUM OF THREE (3") LAYER OF MATERIAL EXCEPT IN AREAS WITH GROUNDCOVER PLANTED WITH FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE - HALF INCHES (1 ½")

SHRUB SIZE NOTE:
ALL SHRUB SHRUB, NATIVE GRASSES AND SUCCULENTS ARE TO BE 5 GALLON SIZE. GROUNDCOVERS TO BE 1 GALLON OR FROM FLATS.

FIRE PROTECTION EQUIPMENT CLEARANCE NOTE:
ALL FIRE PROTECTION EQUIPMENT (HYDRANT, PIV, FDC, ETC.) SHALL BE PROVIDED WITH A MINIMUM 3 FEET CLEARANCE OF ANY OBSTRUCTION AND LANDSCAPING, MEASURED FROM AL DIRECTIONS.

FEATURE LEGEND:

1. 16" SQ. BLOCK COLUMN.
2. 6' TALL PRIVACY BLOCK WALL.
3. 42" TALL CONCRETE BLOCK COURTYARD WALLS.
4. 6' TALL TUBULAR STEEL VIEW FENCE.
5. 3' WIDE TUBULAR STEEL ENTRY GATE COURTYARD.
6. 3' WIDE PRIVATE RESIDENTIAL ENTRY PATH.
7. 4' WIDE CONCRETE SHARED PASEO.
8. 4'-6" CONCRETE PATH.
9. 3' WIDE UTILITY ACCESS CONCRETE PADS.

PLANT PALETTE:

TREES

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
EVERGREEN MOTORCOURT PASEO TERMINUS TREES			
Melaleuca quinquenervia	Cajeput Tree	24" Box	2
LIMONITE AVE STREETSCAPE TREE			
Platanus racemosa	California Sycamore	36" Box	5
Pistacia chinensis	Chinese Pistache	24" Box	2
Pinus canariencis	Canary Island Pine	24" Box	8
TYPICAL FRONT YARD PATIO TREE (1 TREE PER LOT)			
Chilopsis linearis	Desert Willow	24" Box	3
INTERIOR STREET TREES			
Lophostemon confertus	Brisbane Box	24" Box	6
Lagerstroemia l. 'Biloxi'	Brisbane Box	24" Box	3

VINES

BOTANICAL NAME	COMMON NAME
Parthenocissus tricuspidata	Boston Ivy

SHRUBS AND GROUNDCOVER

BOTANICAL NAME	COMMON NAME
TALL SHRUBS	
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Carpenteria californica	Bush Anemone
Encellia farinosa	Desert Encelia
Heteromeles arbutifolia	Toyon
Rhamnus caifornica	Coffeeberry
Romneya coulteri	Matilija Poppy
MEDIUM SHRUBS	
Atriplex hymenelytra	Desert Holly
Baccharis x 'Starn'	Thompson Baccharis
Echium radicans	Pride of Madeira
Euphorbia rigida	Yellow Purge
Nandina d. 'Moon Bay' TM	Heavenly Bamboo
Salvia greggii	Autumn Sage
Salvia leucantha 'Santa Barbara'	Mexican Bush Sage
Teucrium fruticans	Bush Germander
LOW SHRUBS AND GROUNDCOVER	
Acacia redolens 'Desert Carpet'	Trailing Acacia
Achillea x 'Moonshine'	Yarrow
Artemisia c. 'Canyon Gray'	California Sagebrush
Lantana x. 'New Gold'	New Gold Lantana
Rosmarinus o. 'Huntington Carpet'	Rosemary
ACCENTS AND GRASSES	
Carex divulsa	Berkeley Sedge
Hesperaloe p. 'Sandia Glow'	Sandia Glow Red Yucca
Muhlenbergia rigens	Deer Grass

TOTAL LANDSCAPE NOTE:
Site Area: 23,844 SF
Landscape Area: 3,871 SF
Percentage: 16%

Diversified Pacific

MIX USE DEVELOPMENT - ROW TOWNS

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

0' 10' 20' 40'
SCALE: 1" = 10'

SCALE: 1" = 10'
DATE:October 2, 2024
ADG JOB #: 2228

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA
CALIFORNIA 91730 PH: (909) 484-2800

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FEATURE LEGEND:

1. 6' TALL TUBULAR STEEL VIEW FENCE.
2. DRIVEWAY PER CIVIL ENGINEERS PLANS.
3. 4'-6' WIDE CONCRETE SIDEWALK.
4. 16" SQUARE COLUMN BLOCK PILASTER WITH CONCRETE CAP.
5. 6' TALL PERIMETER BLOCK WALL WITH CONCRETE CAP.
6. 3' WIDE VINYL SIDE YARD ACCESS GATES.
7. 6' TALL VINYL SIDE YARD PRIVACY FENCE.
8. 3' WIDE CONCRETE SIDE YARD ACCESS PATH.
9. 3' WIDE CONCRETE PRIVATE RESIDENTIAL ENTRY PATH.

PLANT PALETTE:

TREES

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
LIMONITE AVE STREETSCAPE TREE			
Platanus racemosa	California Sycamore	36" Box	10
Pistacia chinensis	Chinese Pistache	24" Box	7
Pinus canariencis	Canary Island Pine	24" Box	10
MOTORCOURT CANOPY TREES			
Bauhinia x blakaena	Hong Kong Orchid Tree	24" Box	4
Pyrus C. Bradford	Bradford Pear	24" Box	2
Tabebuhia impetiginosa	Purple Trumpet	24" Box	2
EVERGREEN MOTORCOURT PASEO TERMINUS TREES			
Arbutus 'Marina'	Strawberry Tree	24" Box	3
INTERIOR STREET TREES			
Lophostemon confertus	Brisbane Box	24" Box	6
Lagerstroemia l. 'Biloxi'	Brisbane Box	24" Box	4

SHRUB SIZE NOTE:
ALL SHRUB SHRUB, NATIVE GRASSES AND SUCCULENTS ARE TO BE 5 GALLON SIZE. GROUNDCOVERS TO BE 1 GALLON OR FROM FLATS.

VINE PLANTING NOTE:
VINES TO BE PLANTED EVERY 15 ' O.C MAX FOR PERIMETER WALLS AND TRASH ENCLOSURE TO MITIGATE GRAFFITI. VINES TO BE PLANTED AND TRAINED ON ALL INWARD FACING WALL SURFACES. VINE SIZE TO BE MINIMUM 5 GALLONS

RECLAIMED WATER NOTE
PROJECT TO UTILIZE RECLAIMED WATER FOR LANDSCAPE IRRIGATION. DEVELOPER TO EXTEND RECLAIMED WATER PIPING DOWN LIMONITE TO PROJECT SITE.

MULCH NOTE:
ALL EXPOSED LANDSCAPE SURFACES SHALL BE MULCHED WITH A MINIMUM OF THREE (3") LAYER OF MATERIAL EXCEPT IN AREAS WITH GROUNDCOVER PLANTED WITH FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE - HALF INCHES (1 ½")

FIRE PROTECTION EQUIPMENT CLEARANCE NOTE:
ALL FIRE PROTECTION EQUIPMENT (HYDRANT, PIV, FDC, ETC.) SHALL BE PROVIDED WITH A MINIMUM 3-FEET CLEARANCE OF ANY OBSTRUCTION AND LANDSCAPING, MEASURED FROM AL DIRECTIONS.

VINES

Parthenocissus tricuspidata	Boston Ivy

SHRUBS AND GROUNDCOVER

BOTANICAL NAME	COMMON NAME
TALL SHRUBS	
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Carpenteria californica	Bush Anemone
Encellia farinosa	Desert Encelia
Heteromeles arbutifolia	Toyon
Rhamnus caifornica	Coffeeberry
Romneya coulteri	Matilija Poppy
MEDIUM SHRUBS	
Atriplex hymenelytra	Desert Holly
Baccharis x 'Starn'	Thompson Baccharis
Echium radicans	Pride of Madeira
Euphorbia rigida	Yellow Purge
Nandina d. 'Moon Bay' TM	Heavenly Bamboo
Salvia greggii	Autumn Sage
Salvia leucantha 'Santa Barbara'	Mexican Bush Sage
Teucrium fruticans	Bush Germander
LOW SHRUBS AND GROUNDCOVER	
Acacia redolens 'Desert Carpet'	Trailing Acacia
Achillea x 'Moonshine'	Yarrow
Artemisia c. 'Canyon Gray'	California Sagebrush
Lantana x. 'New Gold'	New Gold Lantana
Rosmarinus o. 'Huntington Carpet'	Rosemary
ACCENTS AND GRASSES	
Carex divulsa	Berkeley Sedge
Hesperaloe p. 'Sandia Glow'	Sandia Glow Red Yucca
Muhlenbergia rigens	Deer Grass

TOTAL LANDSCAPE NOTE:
Site Area: 32,669 SF
Landscape Area: 8,077 SF
Percentage: 25%

Diversified Pacific

MIX USE DEVELOPMENT - TYPICAL CLUSTER RESIDENTIAL HOMES

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

0' 10' 20' 40'
SCALE: 1" = 10'

SCALE: 1" = 10'
DATE:October 2, 2024
ADG JOB #: 2228

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 466-2000

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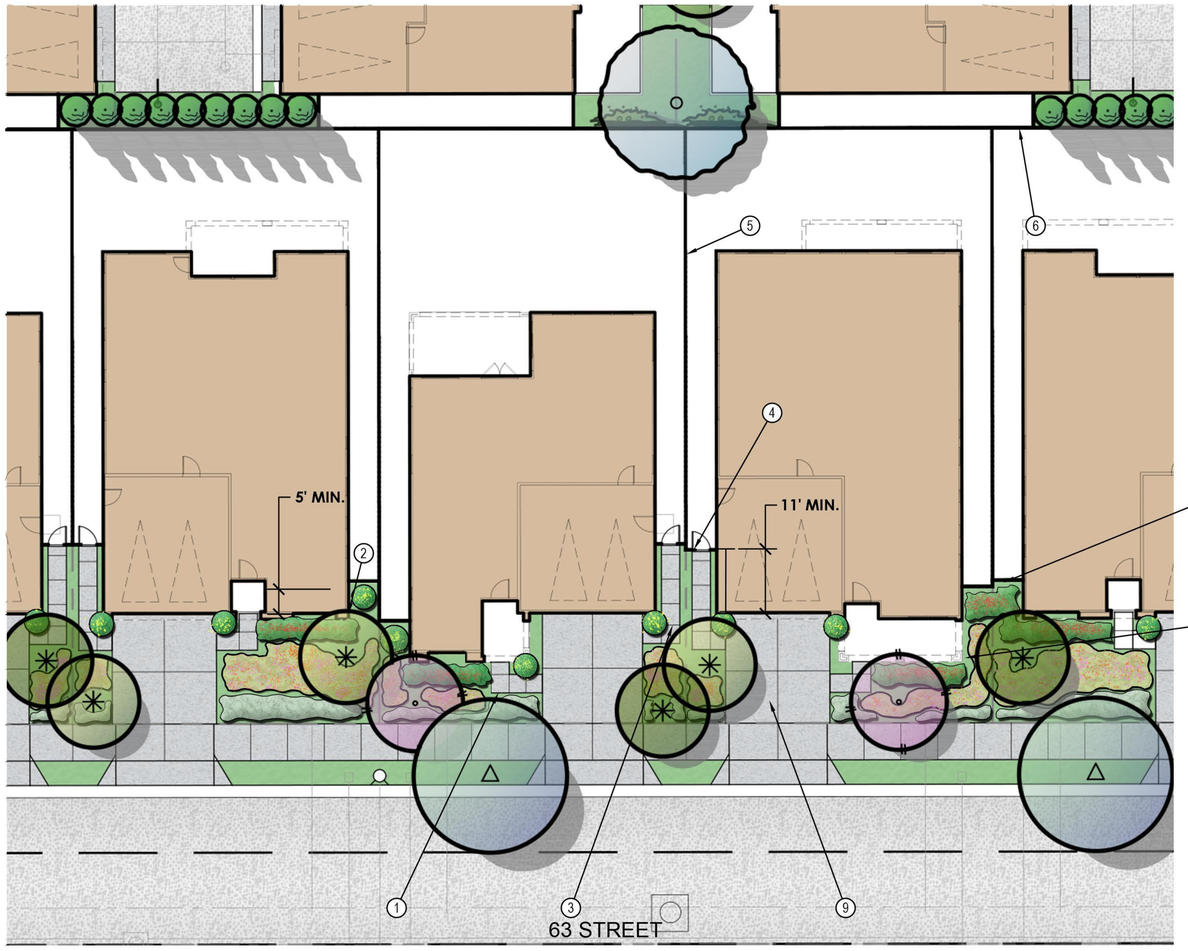

LANDSCAPE IN CITY OF RIGHT OF WAY NOTE:
LANDSCAPE IN THE CITY OF JURUPA VALLEY RIGHT OF WAY, ALONG LIMONITE AVENUE SHALL BE A SEPARATE LANDSCAPE CONSTRUCTION SUBMITTAL TO BE REVIEWED BY CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT AND BE DESIGNED PER THEIR GUIDELINES.

VINE PLANTING NOTE:
VINES TO BE PLANTED EVERY 15 ' O.C MAX FOR PERIMETER WALLS AND TRASH ENCLOSURE TO MITIGATE GRAFFITI. VINES TO BE PLANTED AND TRAINED ON ALL INWARD FACING WALL SURFACES. VINE SIZE TO BE MINIMUM 5 GALLONS.

RECLAIMED WATER NOTE
PROJECT TO UTILIZE RECLAIMED WATER FOR LANDSCAPE IRRIGATION. DEVELOPER TO EXTEND RECLAIMED WATER PIPING DOWN LIMONITE TO PROJECT SITE.

MULCH NOTE:
ALL EXPOSED LANDSCAPE SURFACES SHALL BE MULCHED WITH A MINIMUM OF THREE (3") LAYER OF MATERIAL EXCEPT IN AREAS WITH GROUNDCOVER PLANTED WITH FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE - HALF INCHES (1 ½")

SHRUB SIZE NOTE:
ALL SHRUB SHRUB, NATIVE GRASSES AND SUCCULENTS ARE TO BE 5 GALLON SIZE. GROUNDCOVERS TO BE 1 GALLON OR FROM FLATS.

FRONTYARD TREE NOTE:
INCLUDE (2) FRONT YARD TREES (1 AT 24" BOX SIZE MIN. AND 1 AT 15 GAL. SIZE MIN.) IN ADDITION TO STREET TREES. PROVIDE 10-5 GALLON SHRUBS PER 100 SF.

FIRE PROTECTION EQUIPMENT CLEARANCE NOTE:
ALL FIRE PROTECTION EQUIPMENT (HYDRANT, PIV, FDC, ETC.) SHALL BE PROVIDED WITH A MINIMUM 3 FEET CLEARANCE OF ANY OBSTRUCTION AND LANDSCAPING, MEASURED FROM AL DIRECTIONS.

FEATURE LEGEND:

1. 3' WIDE PRIVATE RESIDENTIAL CONCRETE PATH.
2. WALL SETBACK OF 5' MIN CLEAR.
3. 3' WIDE CONCRETE SIDE YARD ACCESS PATH.
4. 3' WIDE VINYL SIDE YARD ACCESS GATE.
5. 6' TALL VINYL SIDE YARD FENCE.
6. 6' TALL PRIVACY BLOCK WALL.
7. 6' TALL VINYL RETURN FENCE.
8. WALL SETBACK OF 11' MIN. CLEAR.
9. DRIVEWAY PER CIVIL ENGINEERS PLANS.

PLANT PALETTE:

TREES

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
EVERGREEN MOTORCOURT PASEO TERMINUS TREES			
Melaleuca quinquenervia	Cajeput Tree	24" Box	1
TYPICAL FRONTYARD PATIO TREE (1 TREE PER LOT)			
Lagerstroemia l. 'Biloxi'	Crape Myrtle	24" Box	2
Magnolia Grandiflora 'Lil Gem'	Southern Magnolia	24" Box	3
Chilopsis linearis	Desert Willow	24" Box	3
63RD STREET PARKWAY TREES			
Geijera parviflora	Australian Willow	24" Box	2
EVERGREEN SCREEN UPRIGHT TREES			
Podocarpus e. 'Icee Blue'	Icee Blue Yellow wood	15 Gal	10
Cupressus s. 'Tiny Tower'	Tiny Tower Italian Cypress	15 Gal	

VINES

BOTANICAL NAME	COMMON NAME
Parthenocissus tricuspidata	Boston Ivy

SHRUBS AND GROUNDCOVER

BOTANICAL NAME	COMMON NAME
TALL SHRUBS	
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Carpenteria californica	Bush Anemone
Encellia farinosa	Desert Encelia
Heteromeles arbutifolia	Toyon
Rhamnus caifornica	Coffeeberry
Romneya coulteri	Matilija Poppy
MEDIUM SHRUBS	
Atriplex hymenelytra	Desert Holly
Baccharis x 'Starn'	Thompson Baccharis
Echium radicans	Pride of Madeira
Euphorbia rigida	Yellow Purge
Nandina d. 'Moon Bay' TM	Heavenly Bamboo
Salvia greggii	Autumn Sage
Salvia leucantha 'Santa Barbara'	Mexican Bush Sage
Teucrium fruticans	Bush Germander
LOW SHRUBS AND GROUNDCOVER	
Acacia redolens 'Desert Carpet'	Trailing Acacia
Achillea x 'Moonshine'	Yarrow
Artemisia c. 'Canyon Gray'	California Sagebrush
Lantana x. 'New Gold'	New Gold Lantana
Rosmarinus o. 'Huntington Carpet'	Rosemary
ACCENTS AND GRASSES	
Carex divulsa	Berkeley Sedge
Hesperaloe p. 'Sandia Glow'	Sandia Glow Red Yucca
Muhlenbergia rigens	Deer Grass

TOTAL LANDSCAPE NOTE:
Site Area: 17,552 SF
Landscape Area: 2,422 SF
Percentage: 14%

Diversified Pacific

MIX USE DEVELOPMENT - TYPICAL SINGLE FAMILY

WINEVILLE AND LIMONITE - JURUPA VALLEY, CALIFORNIA

0' 10' 20' 40'
SCALE: 1" = 10'

SCALE: 1" = 10'
DATE:October 2, 2024
ADG JOB #: 2228

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2800

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LIMONITE WINEVILLE

JURUPA VALLEY, CALIFORNIA

DEVELOPER INFORMATION

DIVERSIFIED PACIFIC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
CONTACT: NOLAN C. LEGGIO
PHONE: (909) 373-2628
EMAIL: NLEGGIO@DIVERSIFIEDPACIFIC.COM

CONSULTANT INFORMATION

ARCHITECTURE (RESIDENTIAL):

KTGY ARCHITECTURE & PLANNING
17911 VON KARMAN AVENUE, SUITE 200
IRVINE, CA 92614
CONTACT: ANTHONY CORBIN
PHONE: (949) 221-6281
EMAIL: ACORBIN@KTGY.COM

ARCHITECTURE (RETAIL):

KTGY ARCHITECTURE & PLANNING
17911 VON KARMAN AVENUE, SUITE 200
IRVINE, CA 92614
CONTACT: DWOYNE KEITH
PHONE: (949) 221-6266
EMAIL: DKEITH@KTGY.COM

CIVIL:

MADOLE & ASSOCIATES, INC.
9302 PITTSBURGH AVE, SUITE 230
RANCHO CUCAMONGA, CA 91730
CONTACT: EDWIN A. JARQUIN
PHONE: (909) 481-6322 x.116
EMAIL: EJARQUIN@MADOLEINC.COM

LANDSCAPE:

ARCHITERRA DESIGN GROUP
10221 - A TRADEMARK
RANCHO CUCAMONGA, CA 91730
CONTACT: DREW KRUMWIEDE
PHONE: (909) 484-2000 x. 1011
EMAIL: AKRUMWIEDE@ARCHITERRADESIGNGROUP.COM

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A1.02 - SITE PLAN - WEST PARCEL

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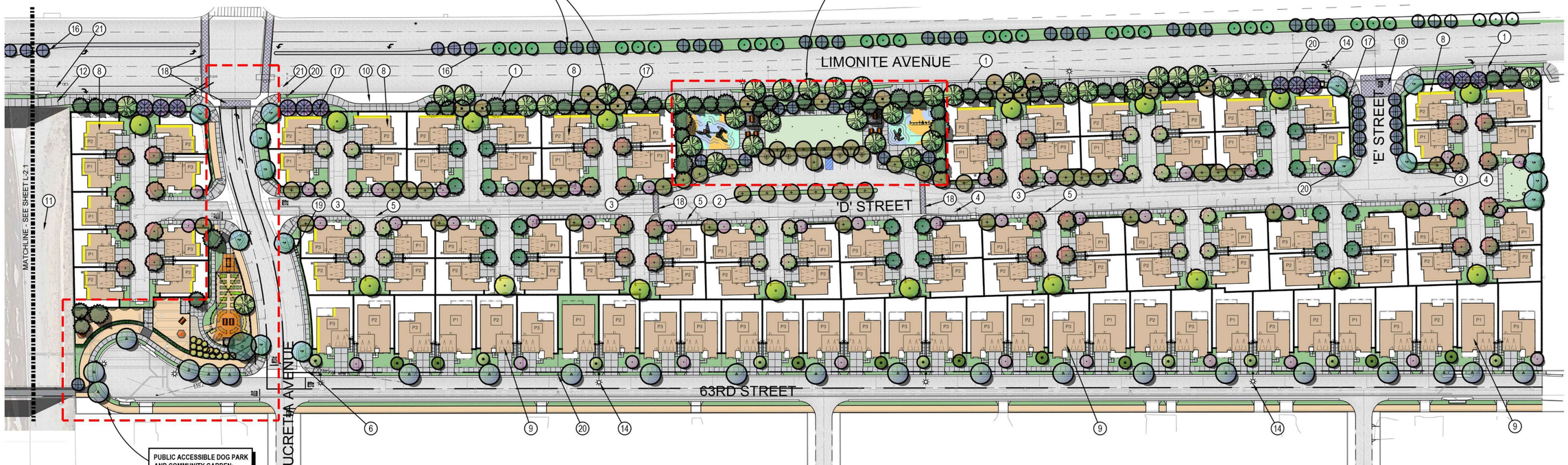
A3.01 - 3-PLEX - CRAFTSMAN ELEVATIONS
A3.02 - 3-PLEX - FARMHOUSE ELEVATIONS
A3.03 - 3-PLEX - ADOBE RANCH ELEVATIONS
A3.04 - 3-PLEX - BUILDING PLANS
A3.10 - 4-PLEX - FRONT ELEVATIONS
A3.11 - 4-PLEX - CRAFTSMAN ELEVATIONS
A3.12 - 4-PLEX - FARMHOUSE ELEVATIONS
A3.13 - 4-PLEX - ADOBE RANCH ELEVATIONS
A3.14 - 4-PLEX - BUILDING PLANS
A3.20 - FLOOR PLANS - PLAN 1
A3.21 - FLOOR PLANS - PLAN 2
A3.22 - FLOOR PLANS - PLAN 3
A3.23 - FLOOR PLANS - PLAN 4

SFD - MOTORCOURT CLUSTERS
A4.00 - TYPICAL CLUSTER - LEVEL 1
A4.01 - TYPICAL CLUSTER - LEVEL 2
A4.10 - PLAN 1 - FRONT ELEVATIONS
A4.11 - PLAN 1 - CRAFTSMAN ELEVATIONS
A4.12 - PLAN 1 - FARMHOUSE ELEVATIONS
A4.13 - PLAN 1 - ADOBE RANCH ELEVATIONS
A4.14 - PLAN 1 - ENHANCED REAR ELEVATIONS
A4.15 - PLAN 1 - FLOOR PLAN
A4.16 - PLAN 1 - FLOOR PLAN
A4.20 - PLAN 2 - FRONT ELEVATIONS
A4.21 - PLAN 2 - CRAFTSMAN ELEVATIONS
A4.21a - PLAN 2 - CRAFTSMAN ELEVATIONS - ENHANCED
A4.22 - PLAN 2 - FARMHOUSE ELEVATIONS
A4.22a - PLAN 2 - FARMHOUSE ELEVATIONS - ENHANCED
A4.23 - PLAN 2 - ADOBE RANCH ELEVATIONS
A4.23a - PLAN 2 - ADOBE RANCH ELEVATIONS - ENHANCED
A4.24 - PLAN 2 - ENHANCED REAR ELEVATIONS
A4.25 - PLAN 2 - FLOOR PLAN
A4.26 - PLAN 2 - FLOOR PLAN
A4.30 - PLAN 3 - FRONT ELEVATIONS
A4.31 - PLAN 3 - CRAFTSMAN ELEVATIONS
A4.32 - PLAN 3 - FARMHOUSE ELEVATIONS
A4.33 - PLAN 3 - ADOBE RANCH ELEVATIONS
A4.34 - PLAN 3 - ENHANCED REAR ELEVATIONS
A4.35 - PLAN 3 - FLOOR PLAN
A4.36 - PLAN 3 - FLOOR PLAN
A5.00 - COLOR BOARD - CRAFTSMAN
A5.01 - COLOR BOARD - FARMHOUSE
A5.02 - COLOR BOARD - ADOBE RANCH

LANDSCAPE IN CITY OF RIGHT OF WAY NOTE:
LANDSCAPE IN THE CITY OF JURUPA VALLEY RIGHT OF WAY, ALONG LIMONITE AVENUE SHALL BE A SEPARATE LANDSCAPE CONSTRUCTION SUBMITTAL TO BE REVIEWED BY CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT AND BE DESIGNED PER THEIR GUIDELINES.

PUBLIC OPEN SPACE WITH CHILDREN'S TOTLOT - EAST
SEE L-8 SHEET ENLARGEMENT



PUBLIC ACCESSIBLE DOG PARK AND COMMUNITY GARDEN:
SEE SHEET L-6 FOR ENLARGEMENT PLAN

ENHANCED ELEVATION

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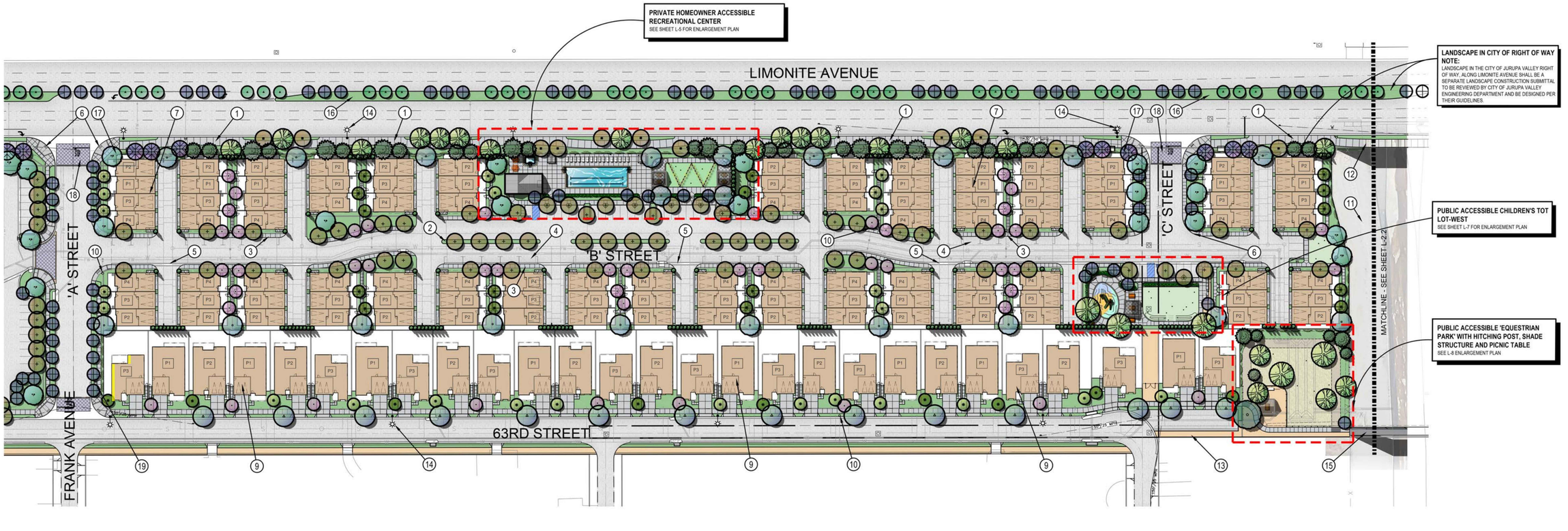
2nd Submittal: 09-13-2024

0 30 60 120

SITE PLAN - EAST PARCEL

A1.01



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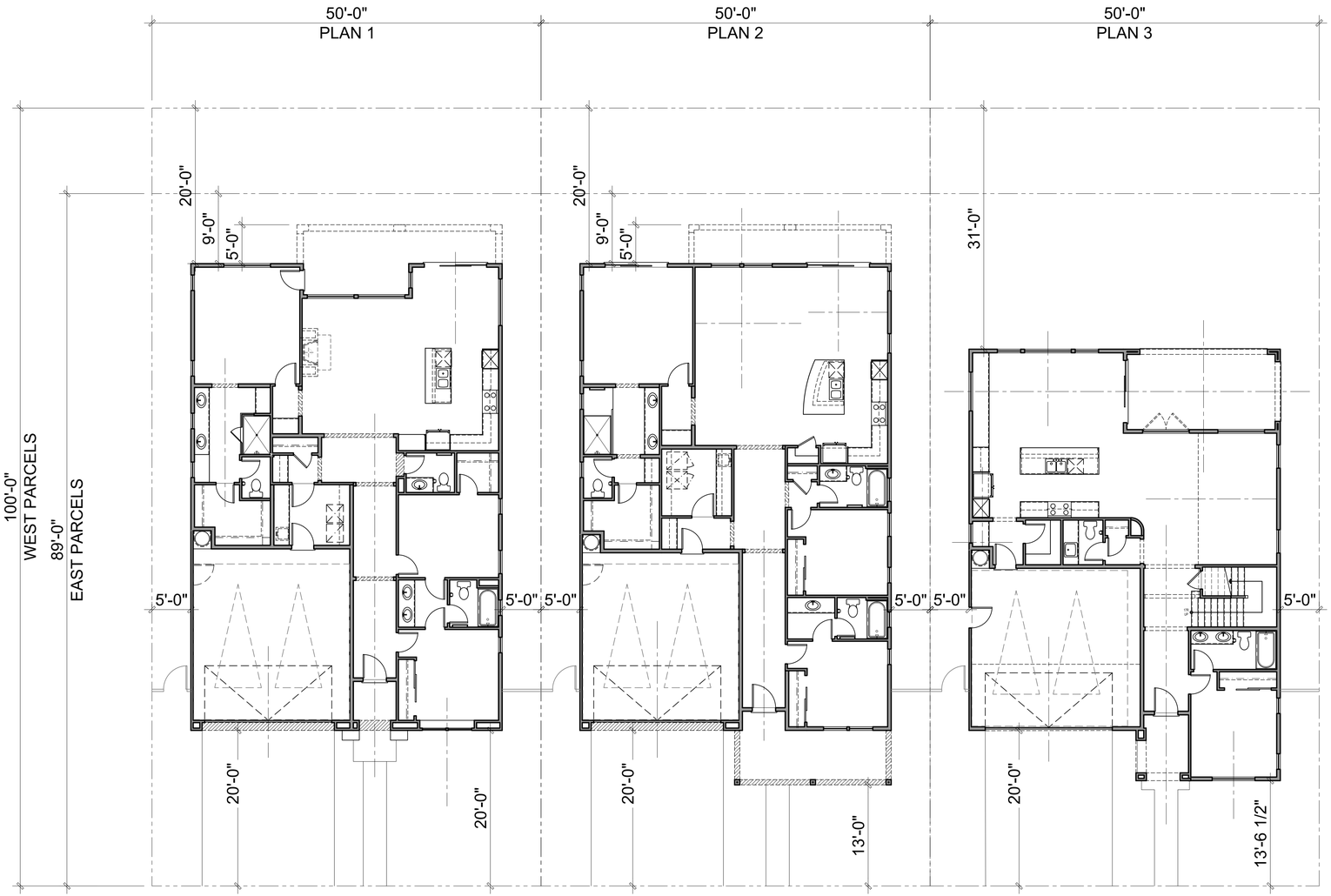
0 30 60 120

SITE PLAN - WEST PARCEL

A1.02



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0 4 8 16

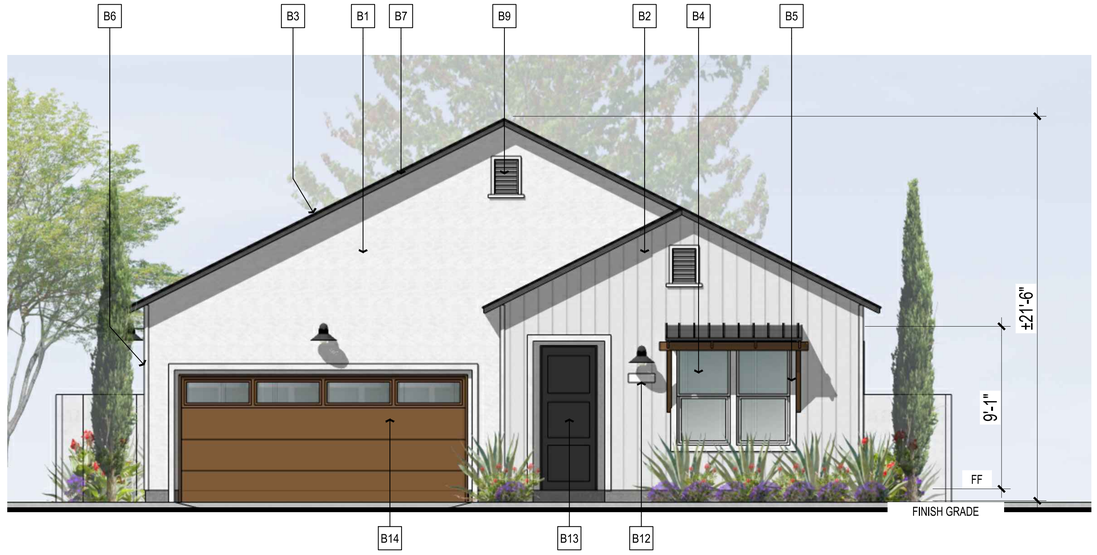
SFD CONVENTIONAL LOTS
OVERALL LOTS

A2.00



'A' CRAFTSMAN

NOTE: *COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



'B' FARMHOUSE

NOTE: *COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



'C' CALIFORNIA RANCH

NOTE: *COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS

A - CRAFTSMAN - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. STONE VENEER BASE
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. TRIM SURROUND
6. WINDOW SILL
7. CORNER TRIM
8. OUTLOOKER
9. BARGE BOARD
10. EAVE BOARD
11. RAFTERS
12. TAPERED COLUMNS
13. HEAD TRIM O/ GARAGE DOOR
14. DECORATIVE LIGHTS & ADDRESS SIGN
15. FIBERGLASS ENTRY DOOR
16. METAL SECTIONAL GARAGE DOOR
17. HORIZONTAL BOARD AND BATTEN

B - FARMHOUSE - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. (NOT USED)
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS
5. TRIM SURROUND
6. CORNER TRIM
7. BARGE BOARD
8. EAVE BOARD
9. GABLE END FAUX DETAIL
10. (NOT USED)
11. RAILS AND POST
12. DECORATIVE LIGHTS & ADDRESS SIGN
13. FIBERGLASS ENTRY DOOR
14. METAL SECTIONAL GARAGE DOOR
15. PORCHES W/ SIMPLE WOOD COLUMNS & KNEE BRACES
16. (NOT USED)

C - CALIFORNIA RANCH - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. (NOT USED)
6. WOOD TRIM HEADER
7. FLAT SILL TRIM
8. BARGE BOARD
9. EAVE BOARD
10. GABLE END FAUX DETAIL
11. DECORATIVE LIGHTS & ADDRESS SIGN
12. FIBERGLASS ENTRY DOOR
13. METAL SECTIONAL GARAGE DOOR

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0 2 4 8

PLAN 1
SFD - FRONT ELEVATIONS

A2.10



LEFT



FRONT



RIGHT



REAR

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0 2 4 8

PLAN 1
SFD - CRAFTSMAN - ELEVATIONS

A2.11



LEFT



FRONT



RIGHT



REAR

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0 2 4 8

PLAN 1
SFD - FARMHOUSE - ELEVATIONS

A2.12



LEFT



FRONT



RIGHT



REAR

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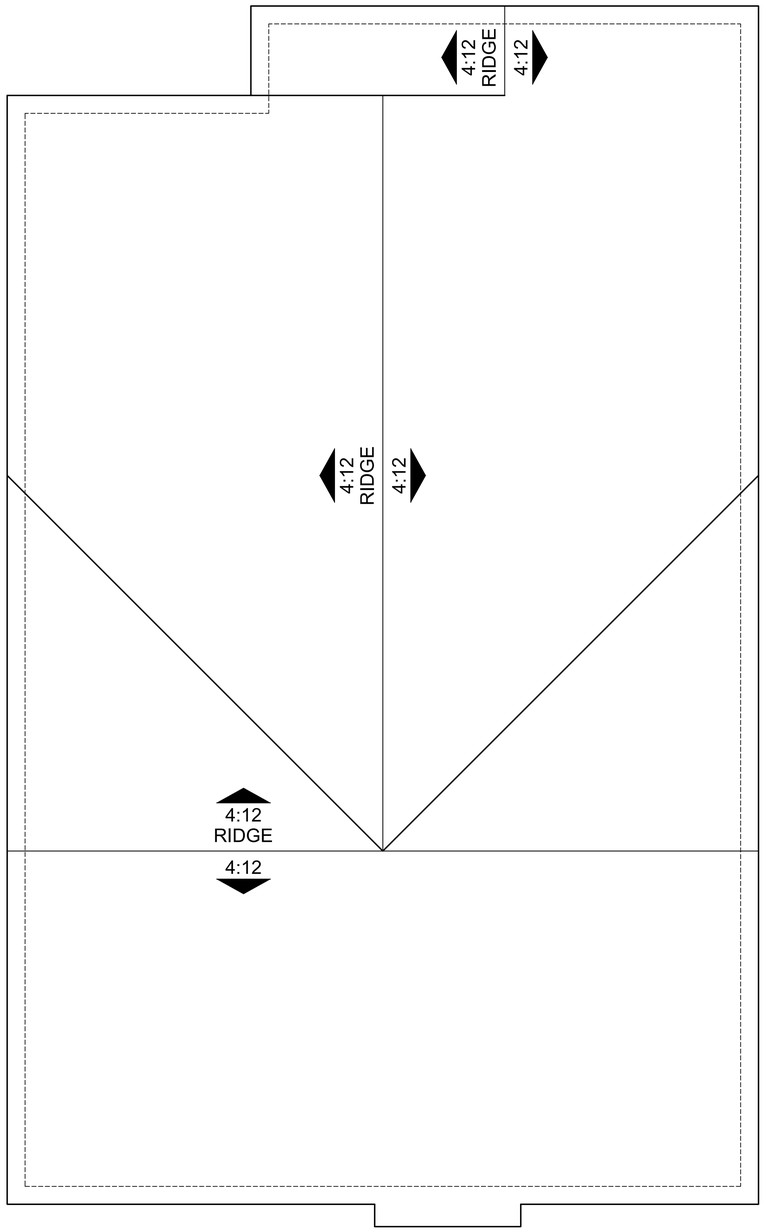
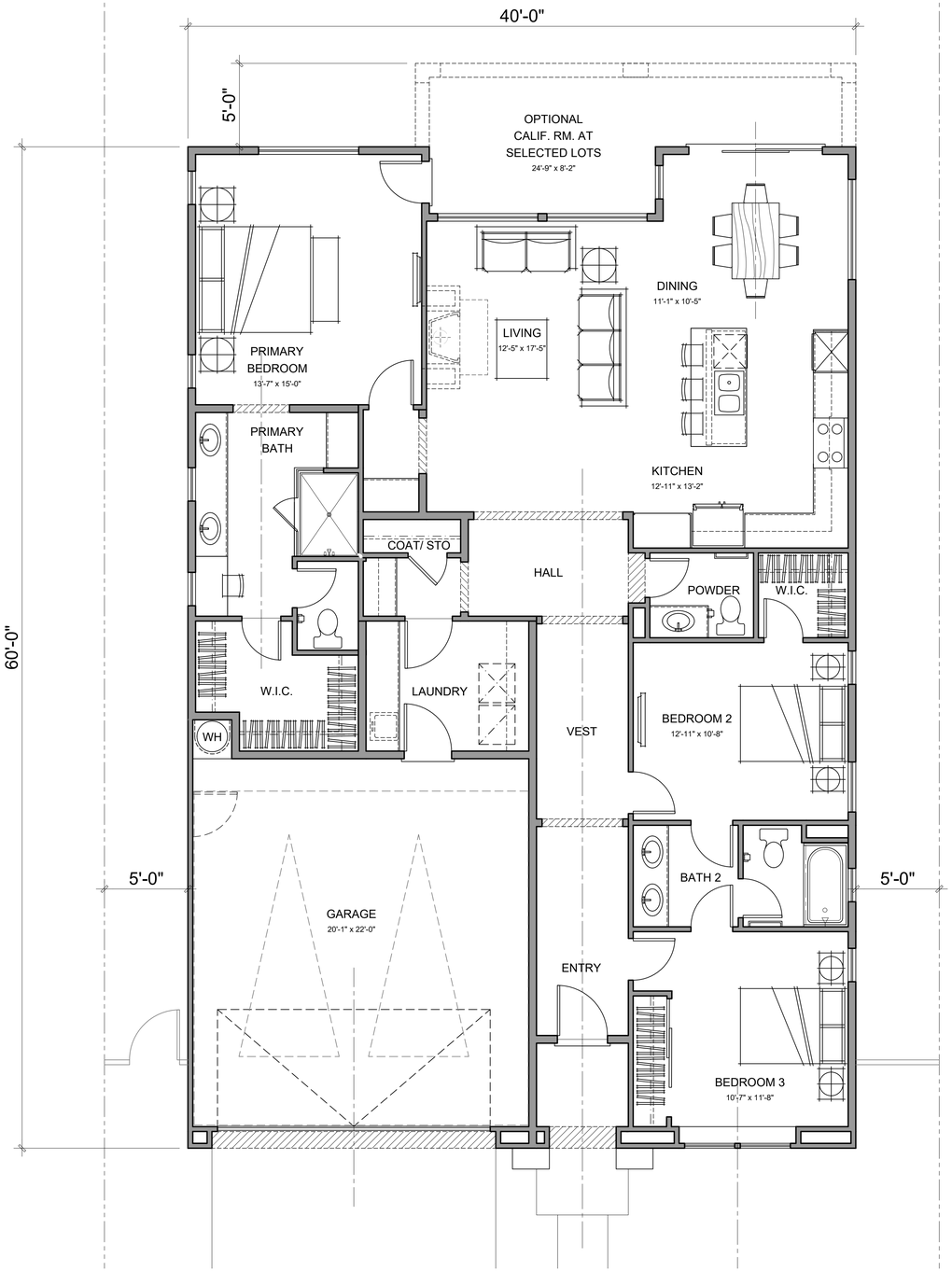
0 2 4 8

PLAN 1
SFD - CALIFORNIA RANCH - ELEVATIONS

A2.13



ROOF



FIRST FLOOR

3 BEDS/ 2.5 BATHS

P1 - GROSS SF	
TOTAL LIVING	1812 SQ. FT.
GARAGE	462 SQ. FT.

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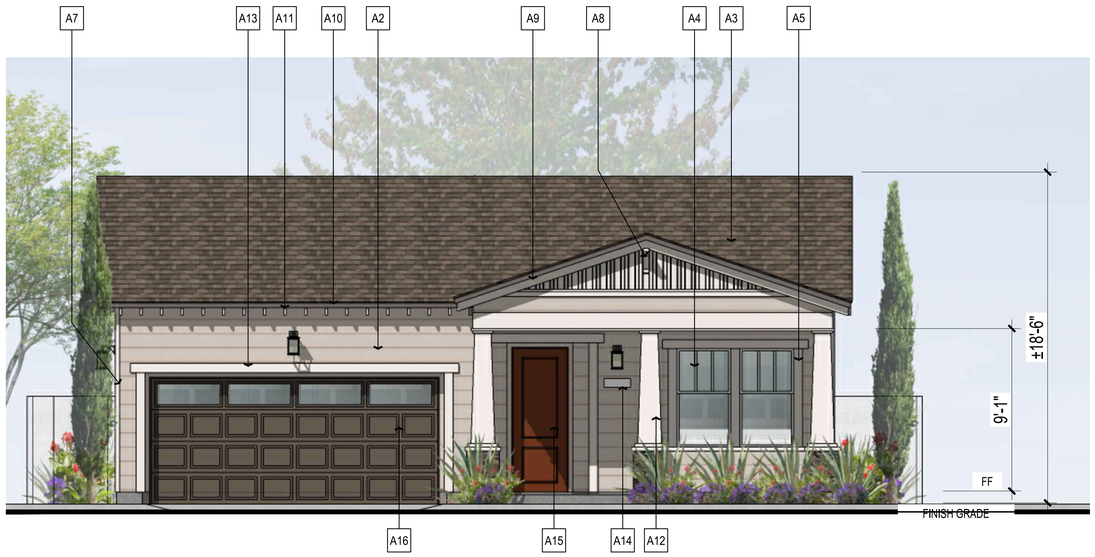
0 2 4 8

PLAN 1
SFD - FLOOR PLANS

A2.14



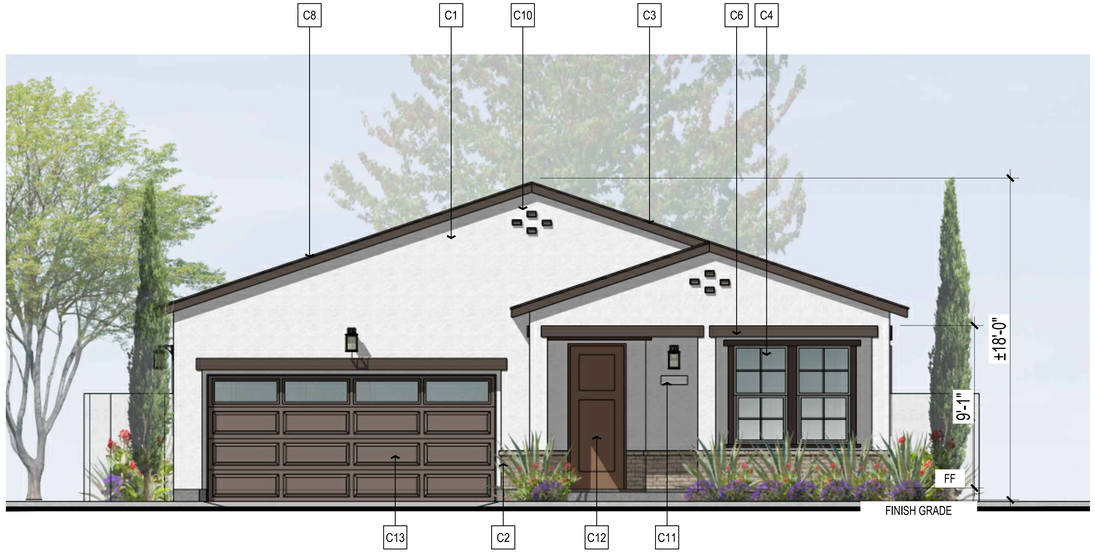
'A' CRAFTSMAN

NOTE: *COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS



'B' FARMHOUSE

NOTE: *COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS



'C' ADOBE RANCH

NOTE: *COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS

A - CRAFTSMAN - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. STONE VENEER BASE
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. TRIM SURROUND
6. WINDOW SILL
7. CORNER TRIM
8. OUTLOOKER
9. BARGE BOARD
10. EAVE BOARD
11. RAFTERS
12. TAPERED COLUMNS
13. HEAD TRIM O/ GARAGE DOOR
14. DECORATIVE LIGHTS & ADDRESS SIGN
15. FIBERGLASS ENTRY DOOR
16. METAL SECTIONAL GARAGE DOOR
17. HORIZONTAL BOARD AND BATTEN

B - FARMHOUSE - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. (NOT USED)
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS
5. TRIM SURROUND
6. CORNER TRIM
7. BARGE BOARD
8. EAVE BOARD
9. GABLE END FAUX DETAIL
10. (NOT USED)
11. RAILS AND POST
12. DECORATIVE LIGHTS & ADDRESS SIGN
13. FIBERGLASS ENTRY DOOR
14. METAL SECTIONAL GARAGE DOOR
15. PORCHES W/ SIMPLE WOOD COLUMNS & KNEE BRACES
16. (NOT USED)

C - CALIFORNIA RANCH - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. (NOT USED)
6. WOOD TRIM HEADER
7. FLAT SILL TRIM
8. BARGE BOARD
9. EAVE BOARD
10. GABLE END FAUX DETAIL
11. DECORATIVE LIGHTS & ADDRESS SIGN
12. FIBERGLASS ENTRY DOOR
13. METAL SECTIONAL GARAGE DOOR

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0 2 4 8

PLAN 2
SFD - FRONT ELEVATIONS

A2.20



LEFT



FRONT



RIGHT



REAR

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0 2 4 8

PLAN 2
SFD - CRAFTSMAN - ELEVATIONS

A2.21



LEFT



FRONT



RIGHT



REAR

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0 2 4 8

PLAN 2
SFD - FARMHOUSE - ELEVATIONS

A2.22



LEFT



FRONT



RIGHT



REAR

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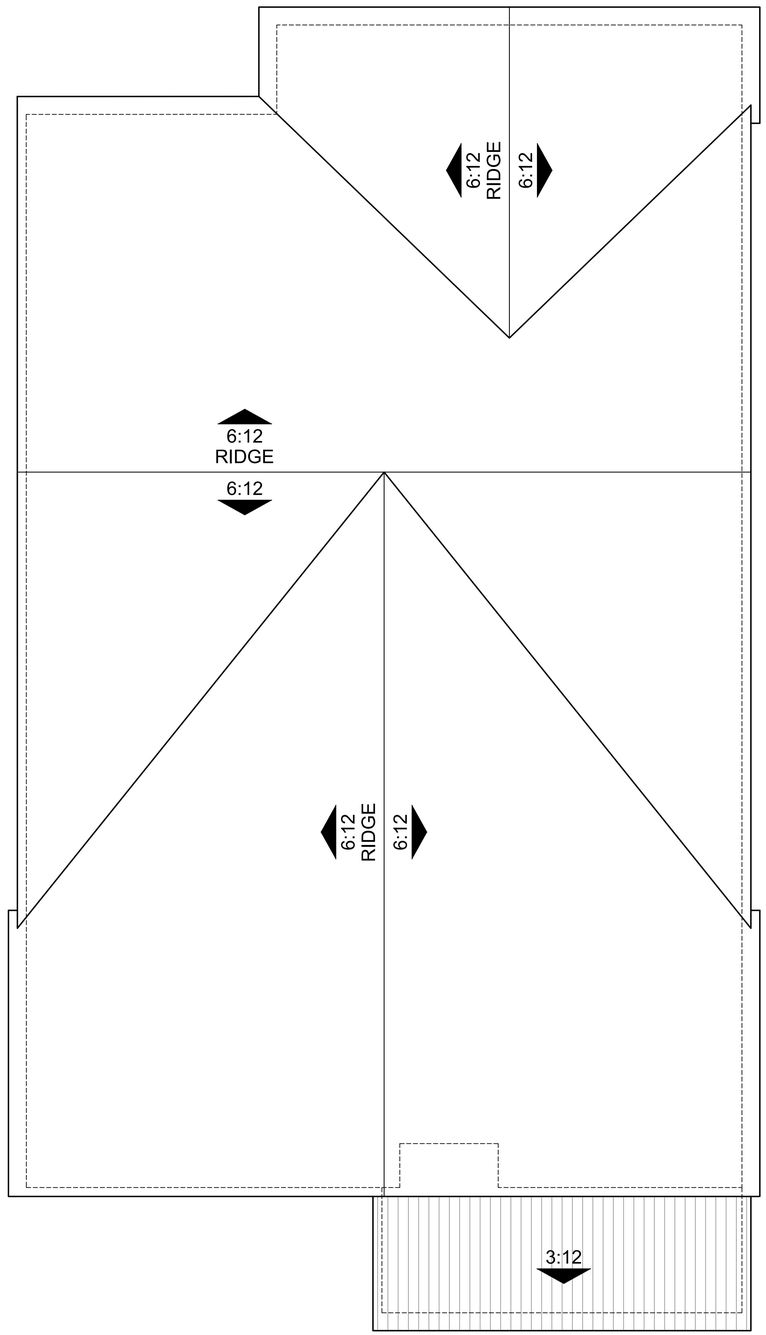
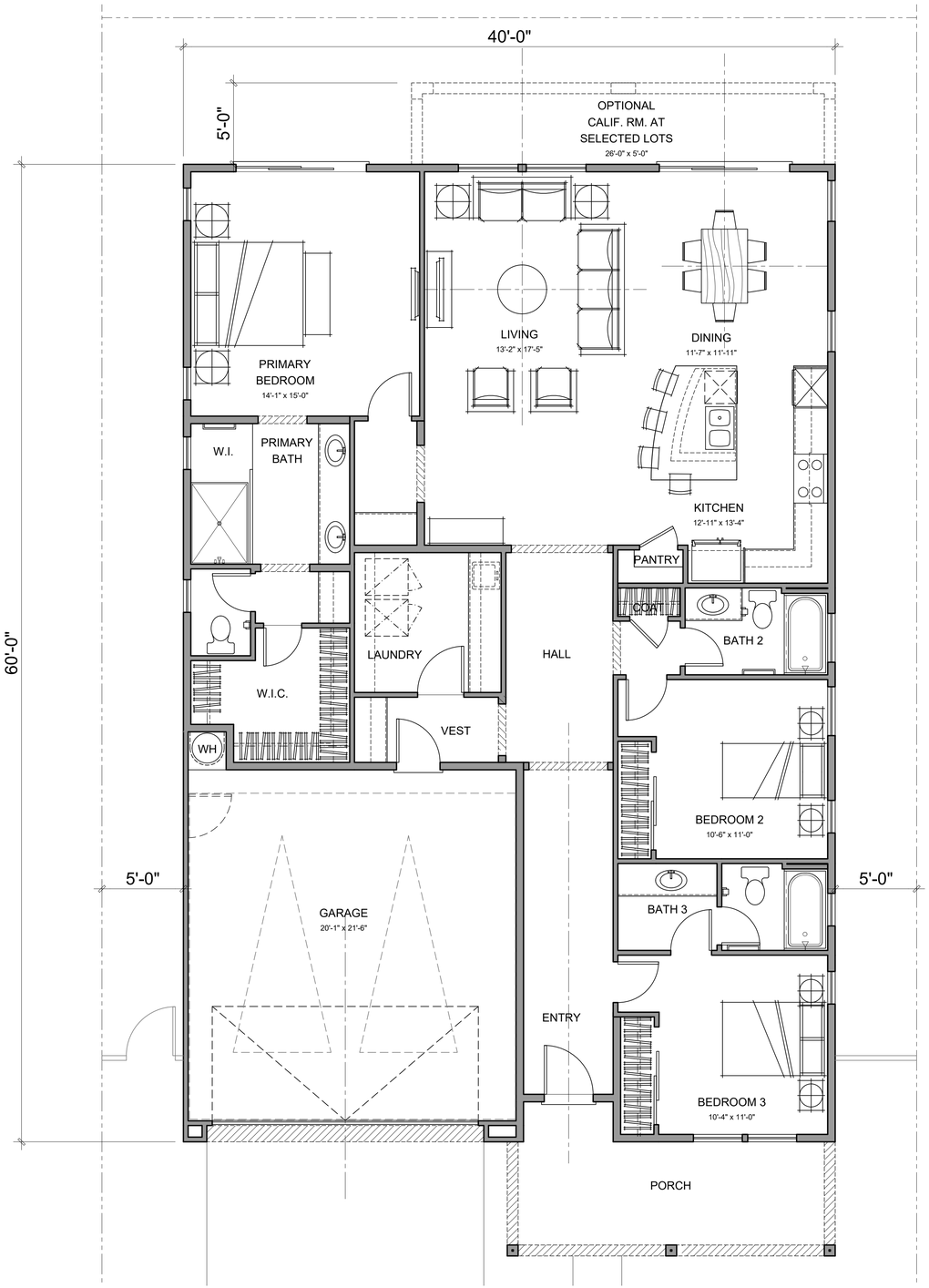
0 2 4 8

PLAN 2
SFD - CALIFORNIA RANCH - ELEVATIONS

A2.23



ROOF



FIRST FLOOR

3 BEDS/ 2.5 BATHS

P2 - GROSS SF	
TOTAL LIVING	1903 SQ. FT.
GARAGE	462 SQ. FT.

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0 2 4 8

PLAN 2
SFD - FLOOR PLANS

A2.24



'A' CRAFTSMAN

NOTE: *COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



'B' FARMHOUSE

NOTE: *COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



'C' CALIFORNIA RANCH

NOTE: *COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS

A - CRAFTSMAN - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. STONE VENEER BASE
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. TRIM SURROUND
6. WINDOW SILL
7. CORNER TRIM
8. OUTLOOKER
9. BARGE BOARD
10. EAVE BOARD
11. RAFTERS
12. TAPERED COLUMNS
13. HEAD TRIM O/ GARAGE DOOR
14. DECORATIVE LIGHTS & ADDRESS SIGN
15. FIBERGLASS ENTRY DOOR
16. METAL SECTIONAL GARAGE DOOR
17. HORIZONTAL BOARD AND BATTEN

B - FARMHOUSE - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. (NOT USED)
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS
5. TRIM SURROUND
6. CORNER TRIM
7. BARGE BOARD
8. EAVE BOARD
9. GABLE END FAUX DETAIL
10. (NOT USED)
11. RAILS AND POST
12. DECORATIVE LIGHTS & ADDRESS SIGN
13. FIBERGLASS ENTRY DOOR
14. METAL SECTIONAL GARAGE DOOR
15. PORCHES W/ SIMPLE WOOD COLUMNS & KNEE BRACES
16. (NOT USED)

C - CALIFORNIA RANCH - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. (NOT USED)
6. WOOD TRIM HEADER
7. FLAT SILL TRIM
8. BARGE BOARD
9. EAVE BOARD
10. GABLE END FAUX DETAIL
11. DECORATIVE LIGHTS & ADDRESS SIGN
12. FIBERGLASS ENTRY DOOR
13. METAL SECTIONAL GARAGE DOOR

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0 2 4 8

PLAN 3
SFD - FRONT ELEVATIONS

A2.30



LEFT



FRONT



RIGHT



REAR

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0 2 4 8

PLAN 3
SFD - CRAFTSMAN - ELEVATIONS

A2.31



LEFT



FRONT

RIGHT

REAR

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0 2 4 8

PLAN 3
SFD - FARMHOUSE - ELEVATIONS

A2.32



LEFT



FRONT



RIGHT



REAR

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0 2 4 8

PLAN 3
SFD - CALIFORNIA RANCH - ELEVATIONS

A2.33



RIGHT - CRAFTSMAN



RIGHT - FARMHOUSE



RIGHT - CALIFORNIA RANCH

A - CRAFTSMAN - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. STONE VENEER BASE
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. TRIM SURROUND
6. WINDOW SILL
7. CORNER TRIM
8. OUTLOOKER
9. BARGE BOARD
10. EAVE BOARD
11. RAFTERS
12. TAPERED COLUMNS
13. HEAD TRIM O/ GARAGE DOOR
14. DECORATIVE LIGHTS & ADDRESS SIGN
15. FIBERGLASS ENTRY DOOR
16. METAL SECTIONAL GARAGE DOOR
17. HORIZONTAL BOARD AND BATTEN

B - FARMHOUSE - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. (NOT USED)
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS
5. TRIM SURROUND
6. CORNER TRIM
7. BARGE BOARD
8. EAVE BOARD
9. GABLE END FAUX DETAIL
10. (NOT USED)
11. RAILS AND POST
12. DECORATIVE LIGHTS & ADDRESS SIGN
13. FIBERGLASS ENTRY DOOR
14. METAL SECTIONAL GARAGE DOOR
15. PORCHES W/ SIMPLE WOOD COLUMNS & KNEE BRACES
16. (NOT USED)

C - CALIFORNIA RANCH - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. (NOT USED)
6. WOOD TRIM HEADER
7. FLAT SILL TRIM
8. BARGE BOARD
9. EAVE BOARD
10. GABLE END FAUX DETAIL
11. DECORATIVE LIGHTS & ADDRESS SIGN
12. FIBERGLASS ENTRY DOOR
13. METAL SECTIONAL GARAGE DOOR

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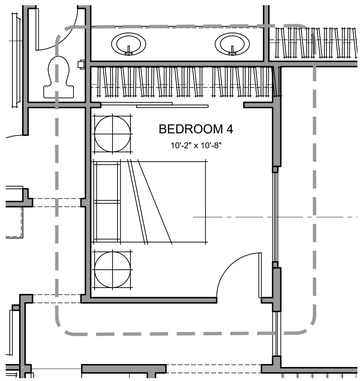
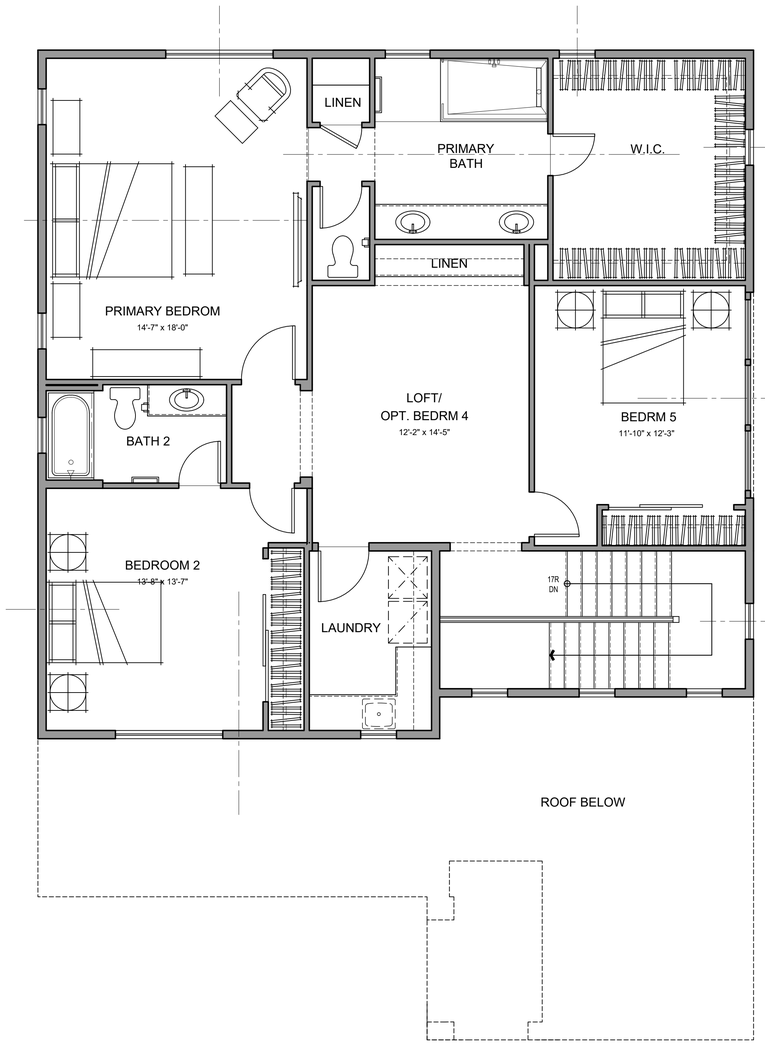
0 4 8 12

PLAN 3
ELEVATIONS - ENHANCED

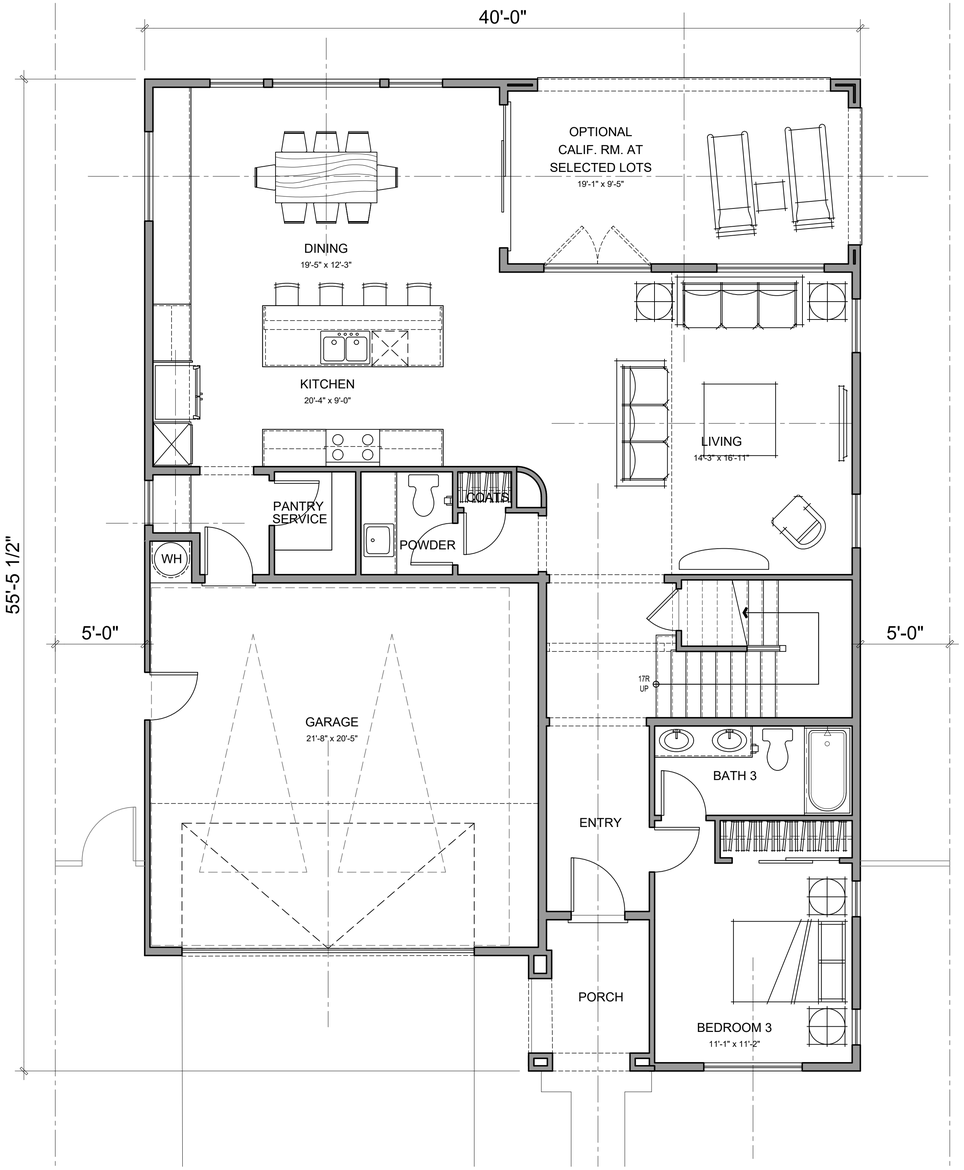
A2.34



OPTIONAL BEDROOM 4



SECOND FLOOR



FIRST FLOOR

4 BEDS/ 3.5 BATHS

P3 - GROSS SF	
1ST FLOOR	1362 SQ. FT.
2ND FLOOR	1382 SQ. FT.
TOTAL LIVING	2744 SQ. FT.
GARAGE	441 SQ. FT.

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JURUPA VALLEY, CA KTGY # 2021-1308

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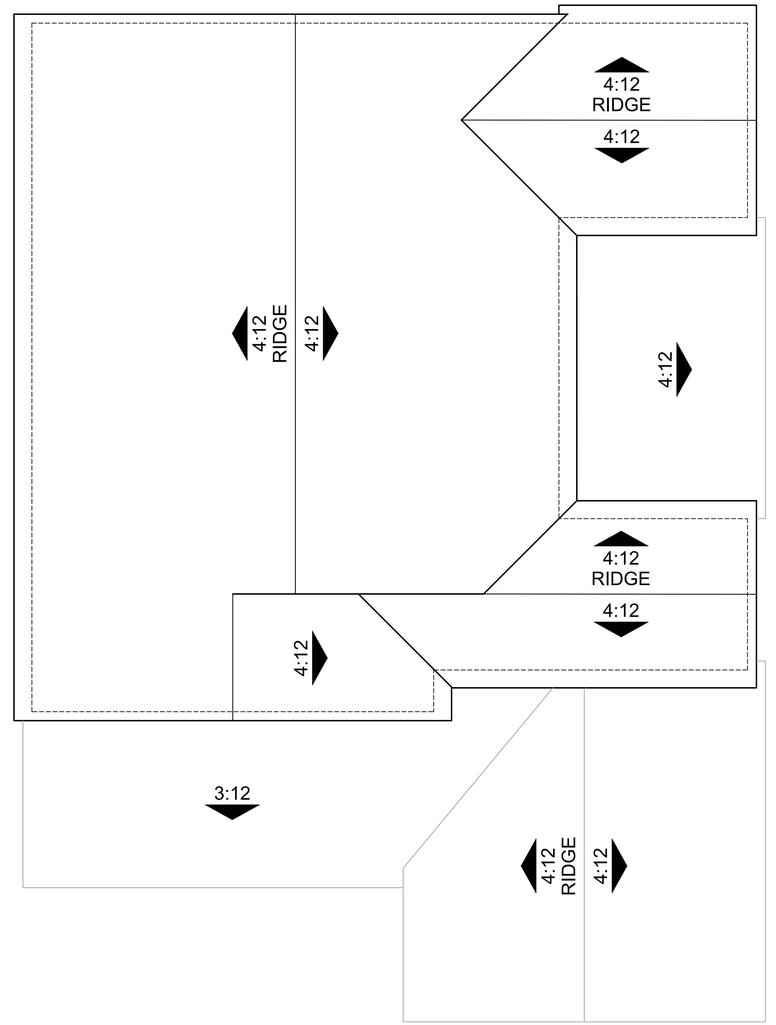
1st Submittal: 08-05-2022
2nd Submittal: 09-13-2024

0 2 4 8

PLAN 3
SFD - FLOOR PLANS

A2.40



ROOF

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PLAN 3
SFD - FLOOR PLANS

A2.41



'A' CRAFTSMAN

NOTE: *COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



'B' FARMHOUSE

NOTE: *COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



'C' ADOBE RANCH

NOTE: *COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS

A - CRAFTSMAN - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. STONE VENEER BASE
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. TRIM SURROUND
6. WINDOW SILL
7. CORNER TRIM
8. OUTLOOKER
9. BARGE BOARD
10. EAVE BOARD
11. RAFTERS
12. TAPERED COLUMNS
13. HEAD TRIM O/ GARAGE DOOR
14. DECORATIVE LIGHTS & ADDRESS SIGN
15. FIBERGLASS ENTRY DOOR
16. METAL SECTIONAL GARAGE DOOR
17. HORIZONTAL BOARD AND BATTEN

B - FARMHOUSE - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. (NOT USED)
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS
5. TRIM SURROUND
6. CORNER TRIM
7. BARGE BOARD
8. EAVE BOARD
9. GABLE END FAUX DETAIL
10. (NOT USED)
11. RAILS AND POST
12. DECORATIVE LIGHTS & ADDRESS SIGN
13. FIBERGLASS ENTRY DOOR
14. METAL SECTIONAL GARAGE DOOR
15. PORCHES W/ SIMPLE WOOD COLUMNS & KNEE BRACES
16. (NOT USED)

C - CALIFORNIA RANCH - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. (NOT USED)
6. WOOD TRIM HEADER
7. FLAT SILL TRIM
8. BARGE BOARD
9. EAVE BOARD
10. GABLE END FAUX DETAIL
11. DECORATIVE LIGHTS & ADDRESS SIGN
12. FIBERGLASS ENTRY DOOR
13. METAL SECTIONAL GARAGE DOOR

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0 4 8 16

3-PLEX
ATTACHED TOWNHOMES - FRONT ELEVATIONS

A3.00



LEFT - PLAN 2 ELEVATION (LIMONITE AVE.)



FRONT



RIGHT - PLAN 4 ELEVATION (PRIVATE DRIVE)



REAR

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0 4 8 16

3-PLEX
CRAFTSMAN - ATTACHED ELEVATIONS

A3.01



LEFT - PLAN 2 ELEVATION (LIMONITE AVE.)



FRONT



RIGHT - PLAN 4 ELEVATION (PRIVATE DRIVE)



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0 4 8 16

3-PLEX
FARMHOUSE - ATTACHED ELEVATIONS

A3.02



LEFT - PLAN 2 ELEVATION (LIMONITE AVE.)



FRONT



RIGHT - PLAN 4 ELEVATION (PRIVATE DRIVE)



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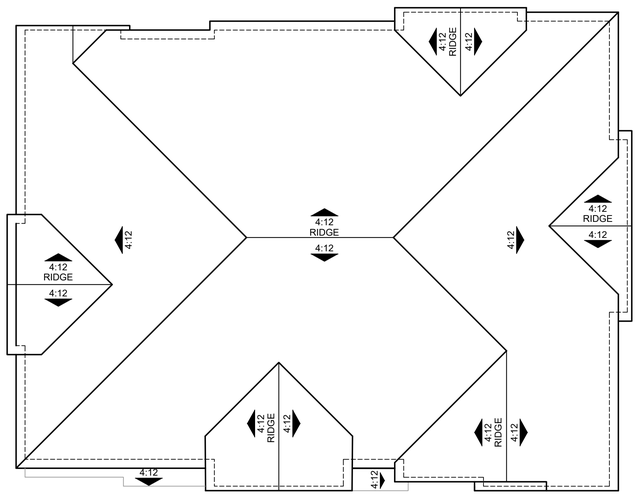
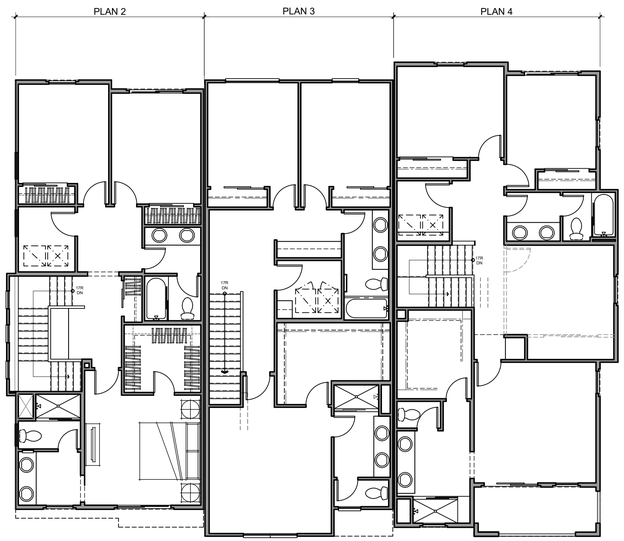
0 4 8 16

3-PLEX
ADOBE RANCH - ATTACHED ELEVATIONS

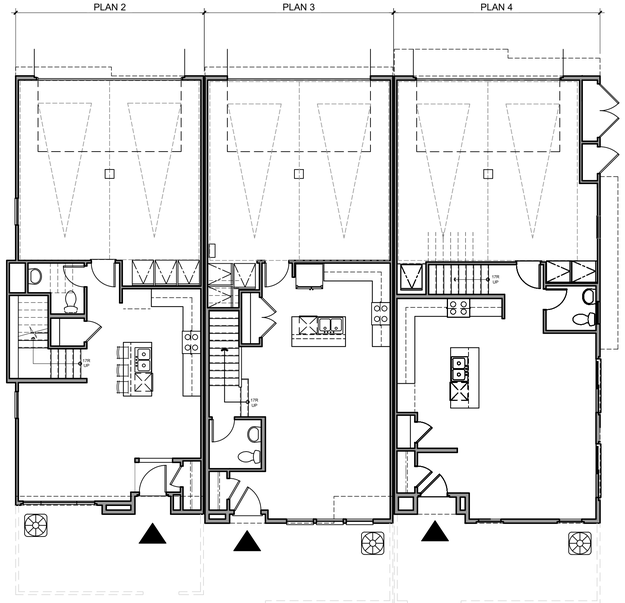
A3.03



ROOF



SECOND FLOOR



FIRST FLOOR

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3-PLEX
BUILDING PLANS

A3.04



'A' CRAFTSMAN

NOTE: *COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS



'B' FARMHOUSE

NOTE: *COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS



'C' ADOBE RANCH

NOTE: *COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS

A - CRAFTSMAN - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. STONE VENEER BASE
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. TRIM SURROUND
6. WINDOW SILL
7. CORNER TRIM
8. OUTLOOKER
9. BARGE BOARD
10. EAVE BOARD
11. RAFTERS
12. TAPERED COLUMNS
13. HEAD TRIM O/ GARAGE DOOR
14. DECORATIVE LIGHTS & ADDRESS SIGN
15. FIBERGLASS ENTRY DOOR
16. METAL SECTIONAL GARAGE DOOR
17. HORIZONTAL BOARD AND BATTEN

B - FARMHOUSE - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. (NOT USED)
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS
5. TRIM SURROUND
6. CORNER TRIM
7. BARGE BOARD
8. EAVE BOARD
9. GABLE END FAUX DETAIL
10. (NOT USED)
11. RAILS AND POST
12. DECORATIVE LIGHTS & ADDRESS SIGN
13. FIBERGLASS ENTRY DOOR
14. METAL SECTIONAL GARAGE DOOR
15. PORCHES W/ SIMPLE WOOD COLUMNS & KNEE BRACES
16. (NOT USED)

C - CALIFORNIA RANCH - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. (NOT USED)
6. WOOD TRIM HEADER
7. FLAT SILL TRIM
8. BARGE BOARD
9. EAVE BOARD
10. GABLE END FAUX DETAIL
11. DECORATIVE LIGHTS & ADDRESS SIGN
12. FIBERGLASS ENTRY DOOR
13. METAL SECTIONAL GARAGE DOOR

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4-PLEX
ATTACHED TOWNHOMES - FRONT ELEVATIONS

A3.10



LEFT



FRONT



RIGHT



REAR

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4-PLEX
CRAFTSMAN - ATTACHED ELEVATIONS

A3.11



LEFT



FRONT



RIGHT



REAR

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4-PLEX
FARMHOUSE - ATTACHED ELEVATIONS

A3.12



LEFT



FRONT



RIGHT



REAR

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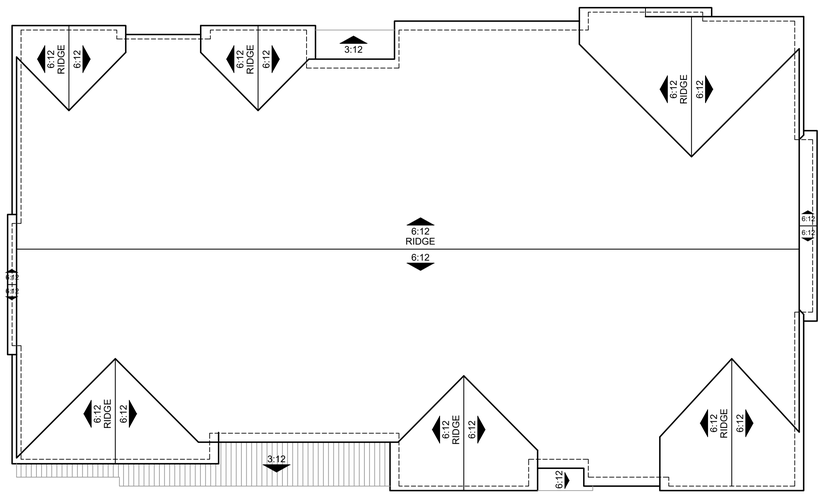
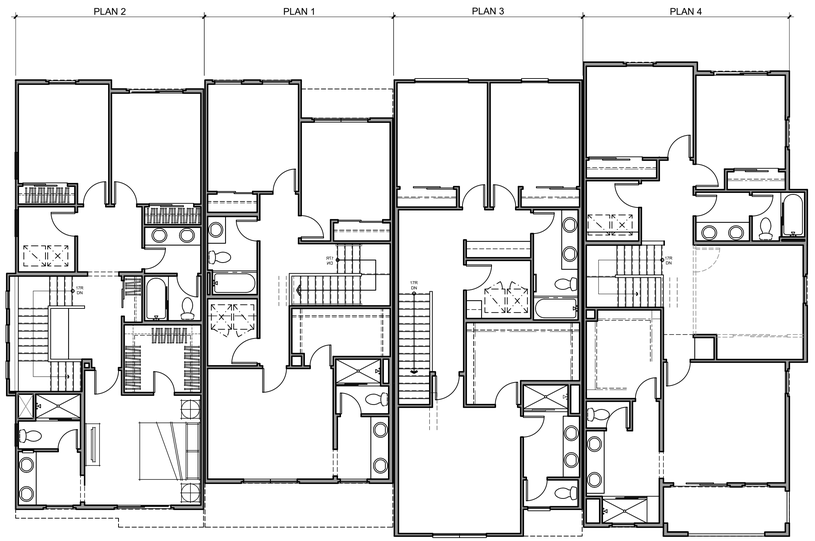
4-PLEX
ADOBE RANCH - ATTACHED ELEVATIONS

A3.13



ROOF



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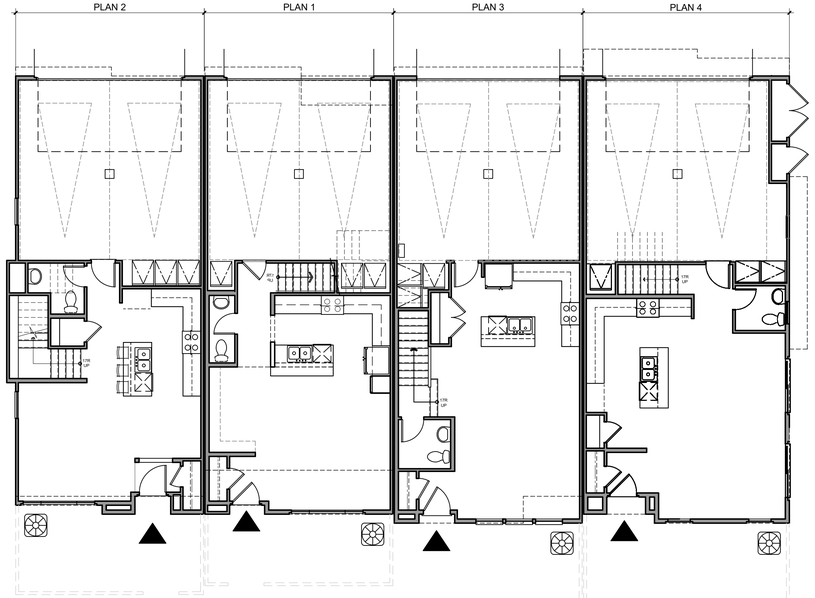

FIRST FLOOR

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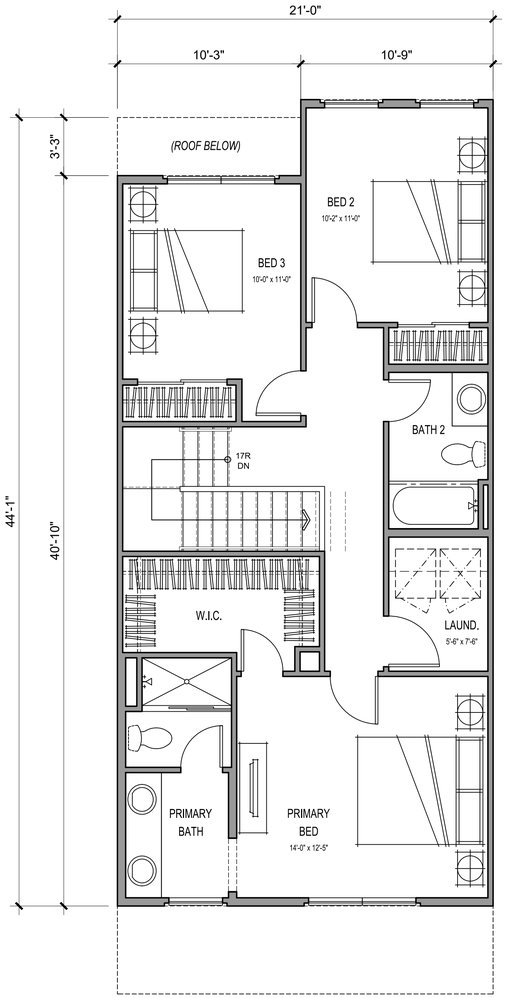
4-PLEX
BUILDING PLANS

A3.14



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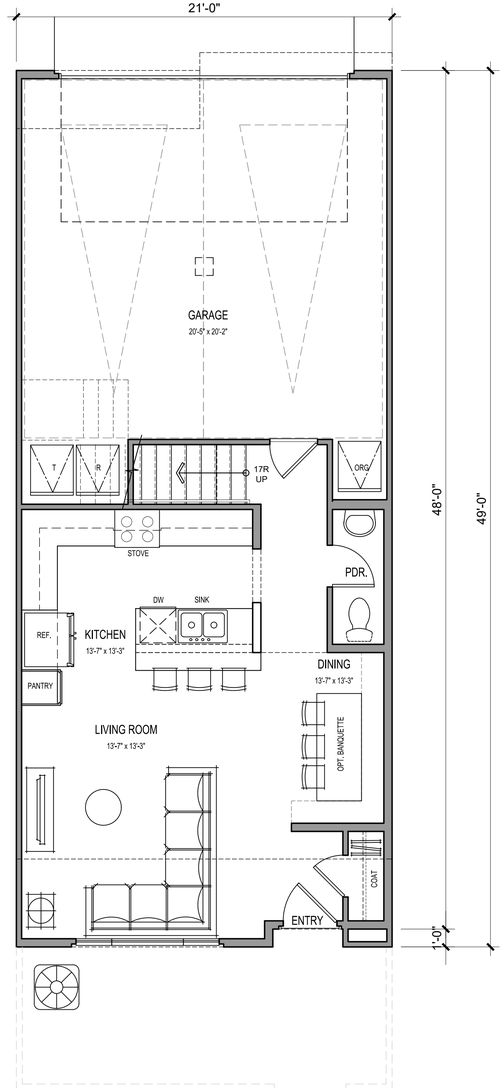

FIRST FLOOR

3 BEDS / 2.5 BATHS

GROSS SF	
1ST FLOOR	601 SQ. FT.
2ND FLOOR	832 SQ. FT.
TOTAL LIVING	1433 SQ. FT.
GARAGE	466 SQ. FT.

NET SF	
1ST FLOOR	562 SQ. FT.
2ND FLOOR	785 SQ. FT.
TOTAL LIVING	1347 SQ. FT.

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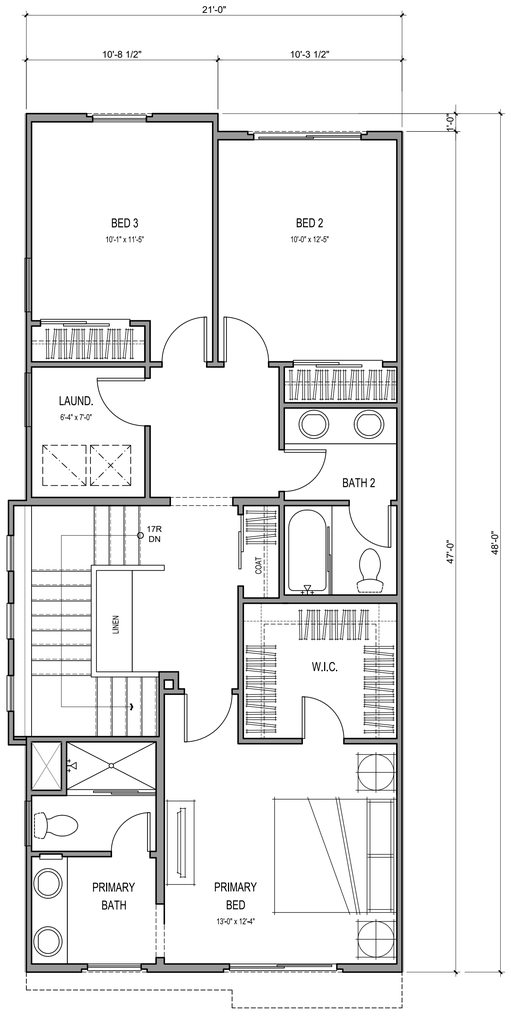
PLAN 1
FLOOR PLAN

A3.20



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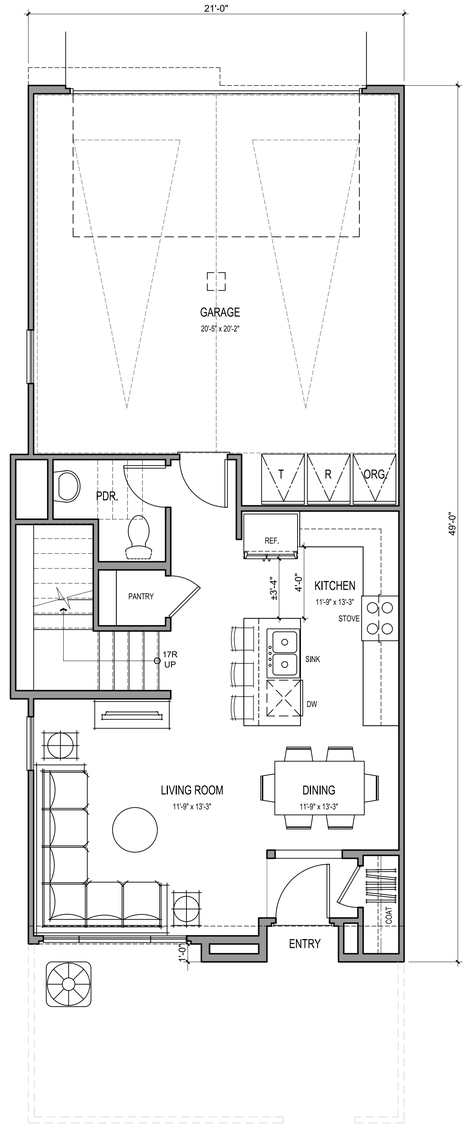

FIRST FLOOR

3 BEDS / 2.5 BATHS

GROSS SF	
1ST FLOOR	566 SQ. FT.
2ND FLOOR	929 SQ. FT.
TOTAL LIVING	1495 SQ. FT.
GARAGE	459 SQ. FT.

NET SF	
1ST FLOOR	511 SQ. FT.
2ND FLOOR	871 SQ. FT.
TOTAL LIVING	1381 SQ. FT.

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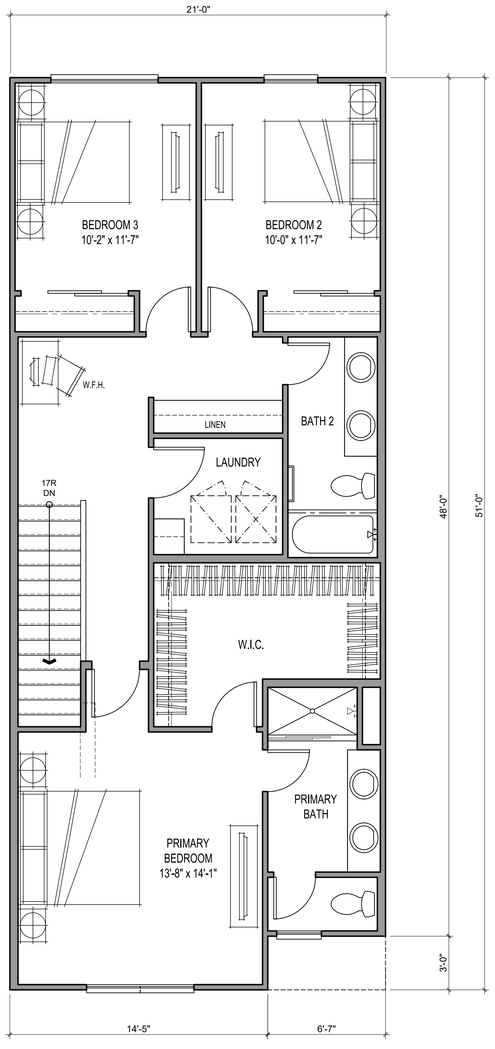
PLAN 2
FLOOR PLAN

A3.21



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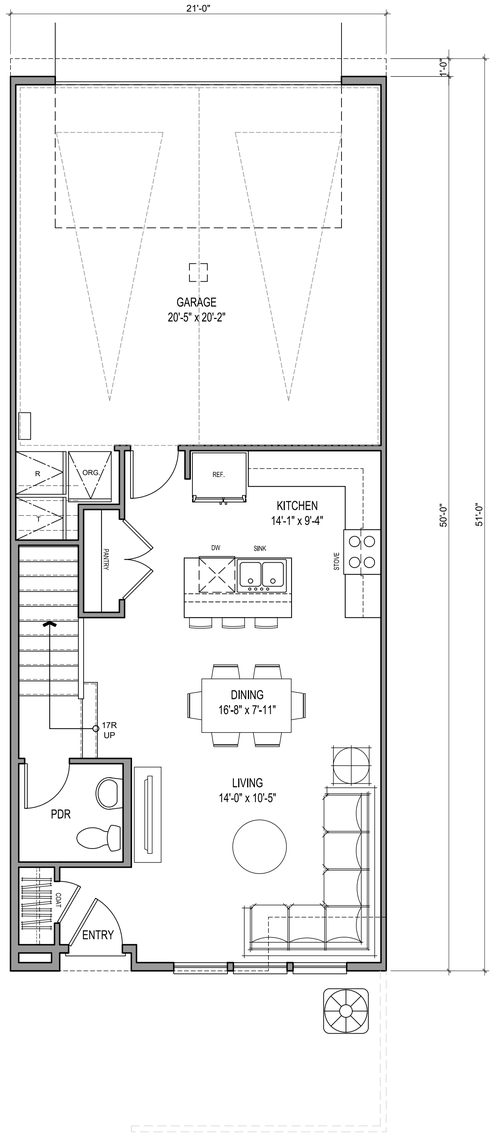

FIRST FLOOR

3 BEDS / 2.5 BATHS

GROSS SF	
1ST FLOOR	597 SQ. FT.
2ND FLOOR	1002 SQ. FT.
TOTAL LIVING	1599 SQ. FT.
GARAGE	461 SQ. FT.

NET SF	
1ST FLOOR	558 SQ. FT.
2ND FLOOR	953 SQ. FT.
TOTAL LIVING	1510 SQ. FT.

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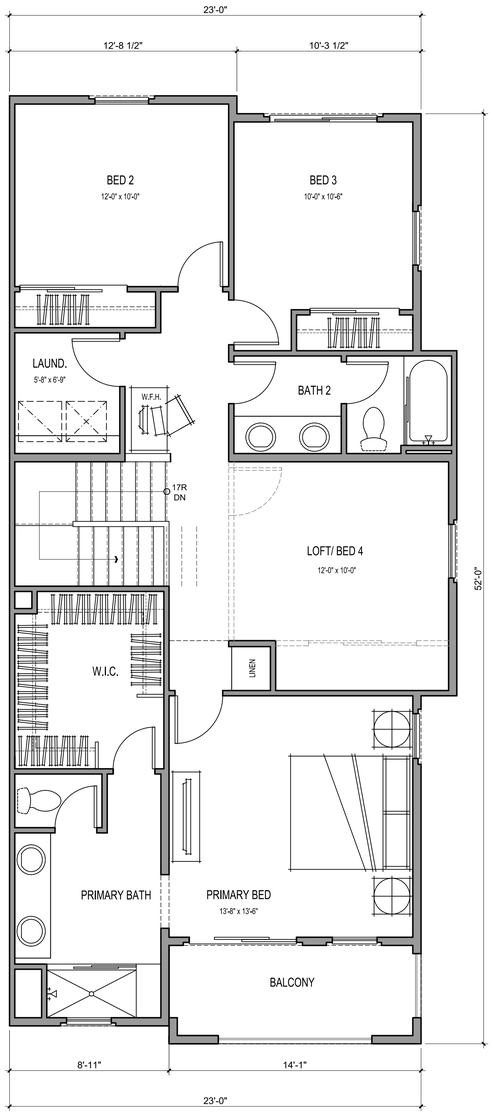
0 2 4 8

PLAN 3
FLOOR PLAN

A3.22



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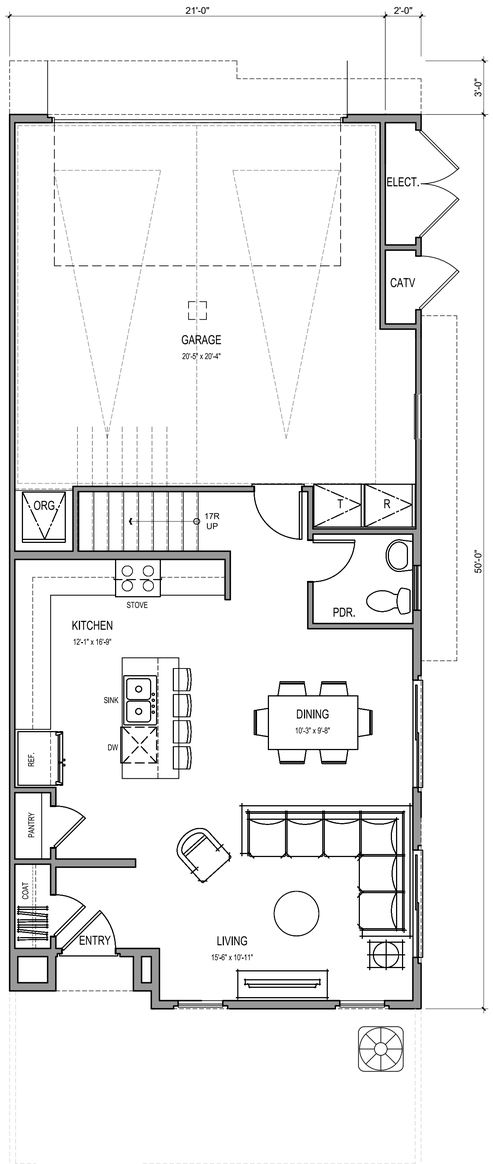
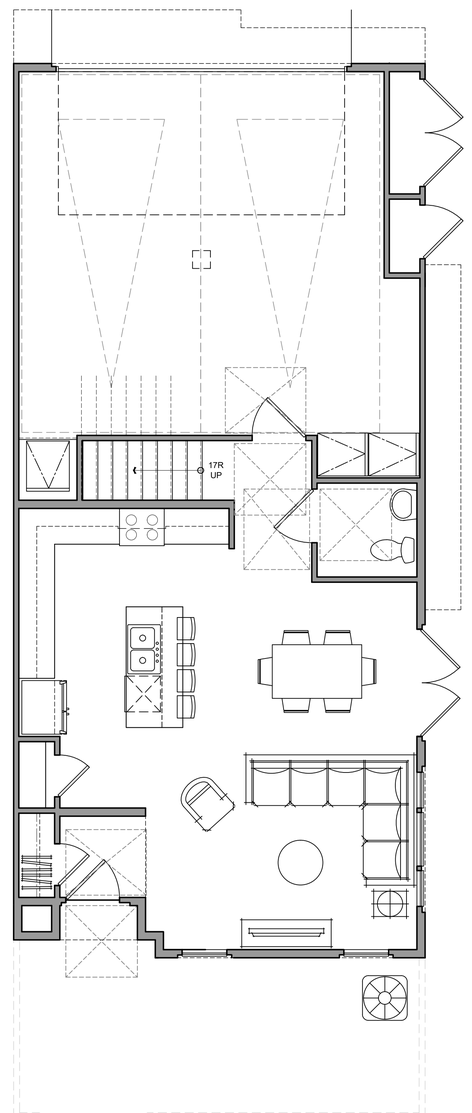


FIRST FLOOR



FIRST FLOOR - ACCESSIBLE

3 BEDS + LOFT/OPT. BED / 2.5 BATHS

GROSS SF	
1ST FLOOR	671 SQ. FT.
2ND FLOOR	1101 SQ. FT.
TOTAL LIVING	1771 SQ. FT.
GARAGE	482 SQ. FT.

NET SF	
1ST FLOOR	626 SQ. FT.
2ND FLOOR	1042 SQ. FT.
TOTAL LIVING	1669 SQ. FT.

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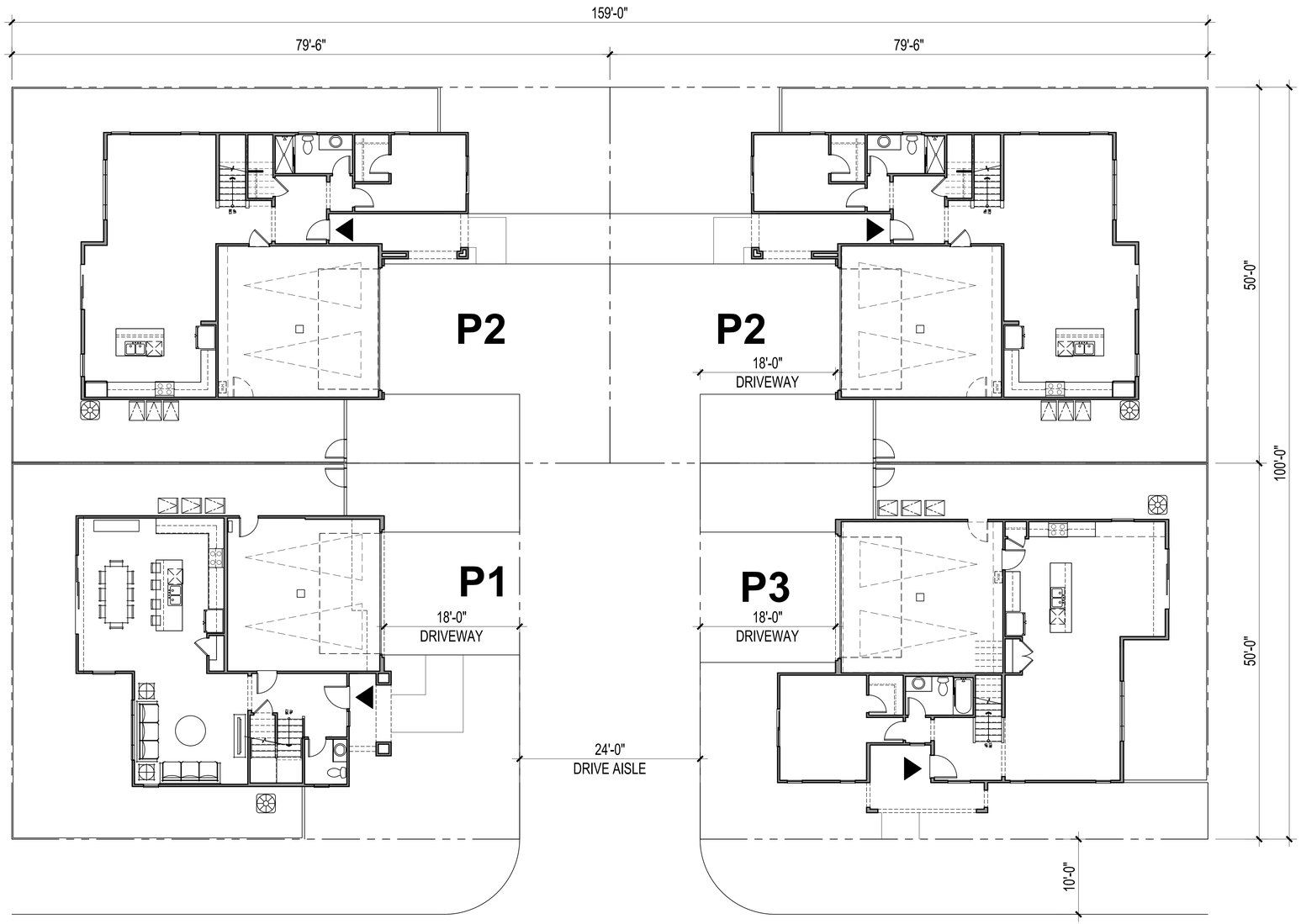
PLAN 4
FLOOR PLAN

A3.23



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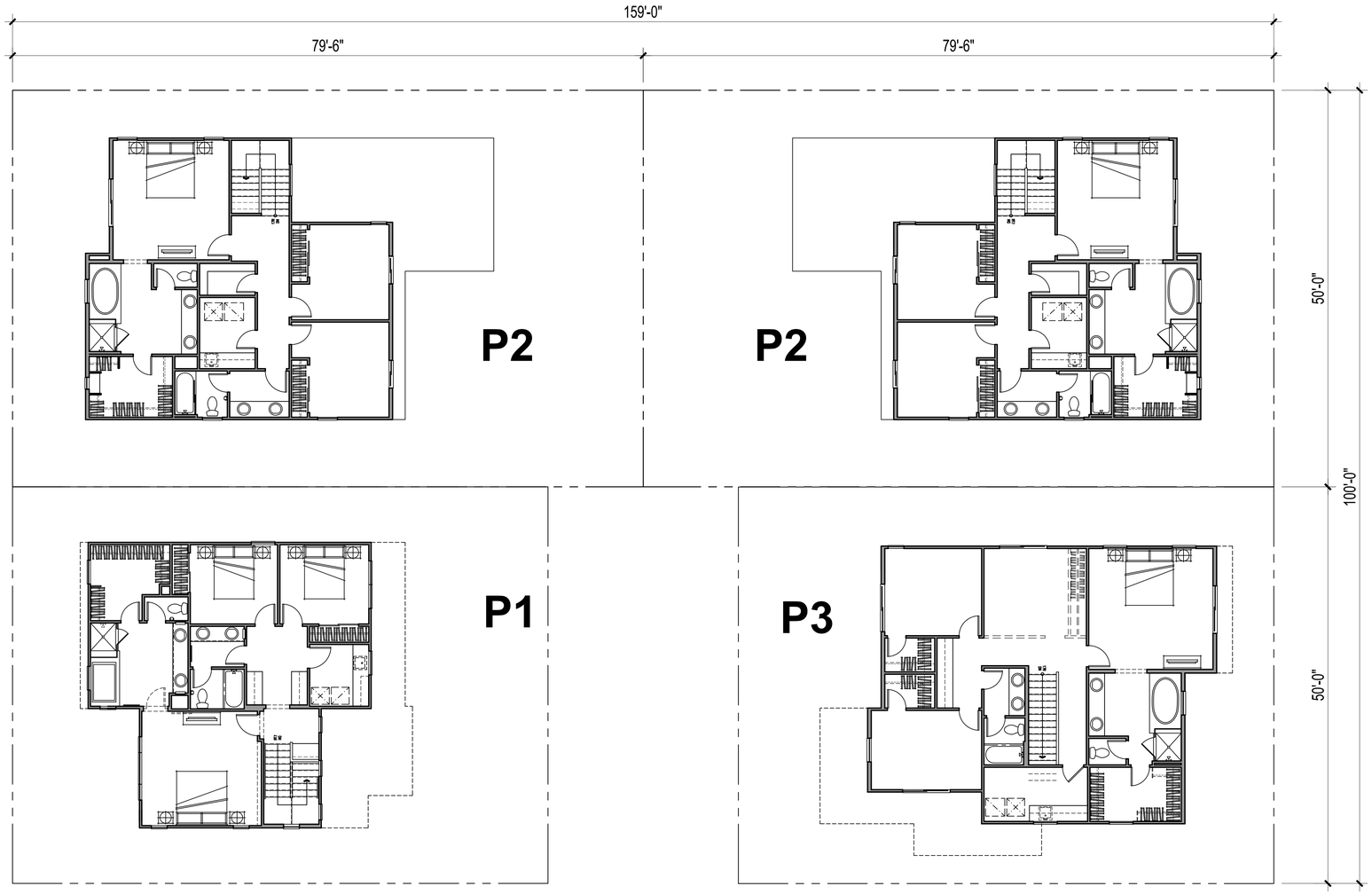
0 4 8 16

TYPICAL CLUSTER
MOTORCOURT - LEVEL 1

A4.00



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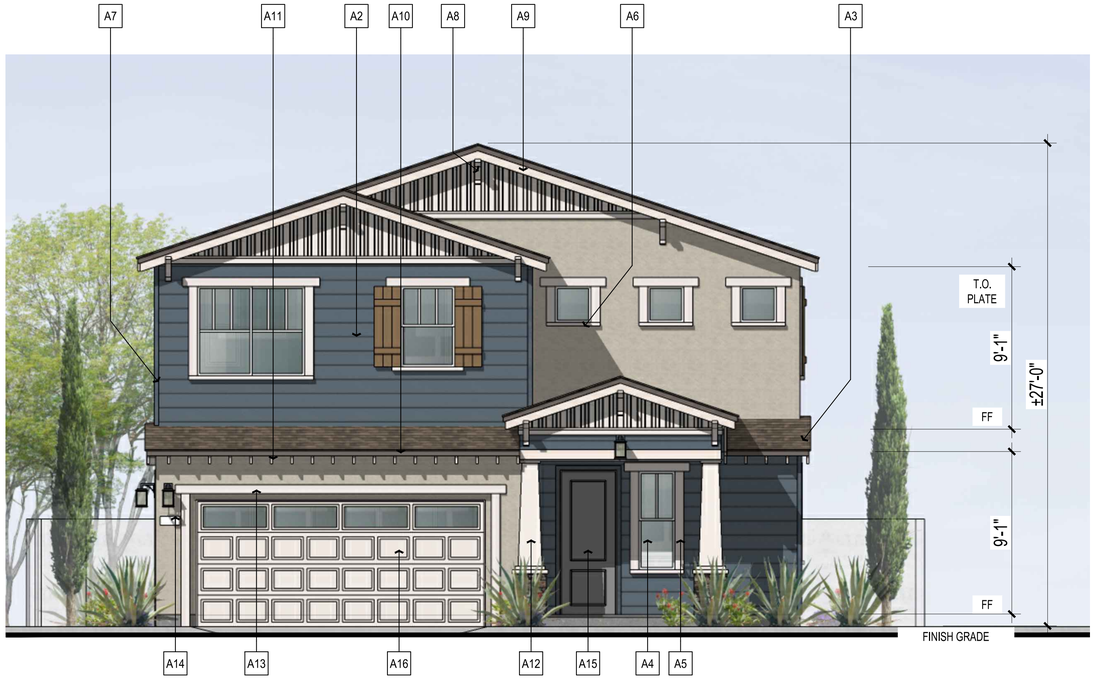
TYPICAL CLUSTER
MOTORCOURT - LEVEL 2

A4.01



'A' CRAFTSMAN

NOTE: *COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



'B' FARMHOUSE

NOTE: *COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



'C' ADOBE RANCH

NOTE: *COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS

A - CRAFTSMAN - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. STONE VENEER BASE
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. TRIM SURROUND
6. WINDOW SILL
7. CORNER TRIM
8. OUTLOOKER
9. BARGE BOARD
10. EAVE BOARD
11. RAFTERS
12. TAPERED COLUMNS
13. HEAD TRIM O/ GARAGE DOOR
14. DECORATIVE LIGHTS & ADDRESS SIGN
15. FIBERGLASS ENTRY DOOR
16. METAL SECTIONAL GARAGE DOOR
17. HORIZONTAL BOARD AND BATTEN

B - FARMHOUSE - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. (NOT USED)
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS
5. TRIM SURROUND
6. CORNER TRIM
7. BARGE BOARD
8. EAVE BOARD
9. GABLE END FAUX DETAIL
10. (NOT USED)
11. RAILS AND POST
12. DECORATIVE LIGHTS & ADDRESS SIGN
13. FIBERGLASS ENTRY DOOR
14. METAL SECTIONAL GARAGE DOOR
15. PORCHES W/ SIMPLE WOOD COLUMNS & KNEE BRACES
16. (NOT USED)

C - CALIFORNIA RANCH - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. (NOT USED)
6. WOOD TRIM HEADER
7. FLAT SILL TRIM
8. BARGE BOARD
9. EAVE BOARD
10. GABLE END FAUX DETAIL
11. DECORATIVE LIGHTS & ADDRESS SIGN
12. FIBERGLASS ENTRY DOOR
13. METAL SECTIONAL GARAGE DOOR

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JURUPA VALLEY, CA KTGY # 2021-1308

Plot Date: 09-11-2024
1st Submittal: 08-05-2022
2nd Submittal: 09-13-2024

0 2 4 8

PLAN 1
MOTORCOURT - FRONT ELEVATIONS

A4.10



LEFT



FRONT



RIGHT



REAR

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PLAN 1
MOTORCOURTS - CRAFTSMAN - ELEVATIONS

A4.11



LEFT



FRONT

RIGHT

REAR

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PLAN 1
MOTORCOURTS - FARMHOUSE - ELEVATIONS

A4.12



LEFT



FRONT



RIGHT



REAR

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PLAN 1
MOTORCOURTS - ADOBE RANCH - ELEVATIONS

A4.13



FARMHOUSE - REAR - ENHANCED



CRAFTSMAN - REAR - ENHANCED



ADOBE RANCH - REAR - ENHANCED

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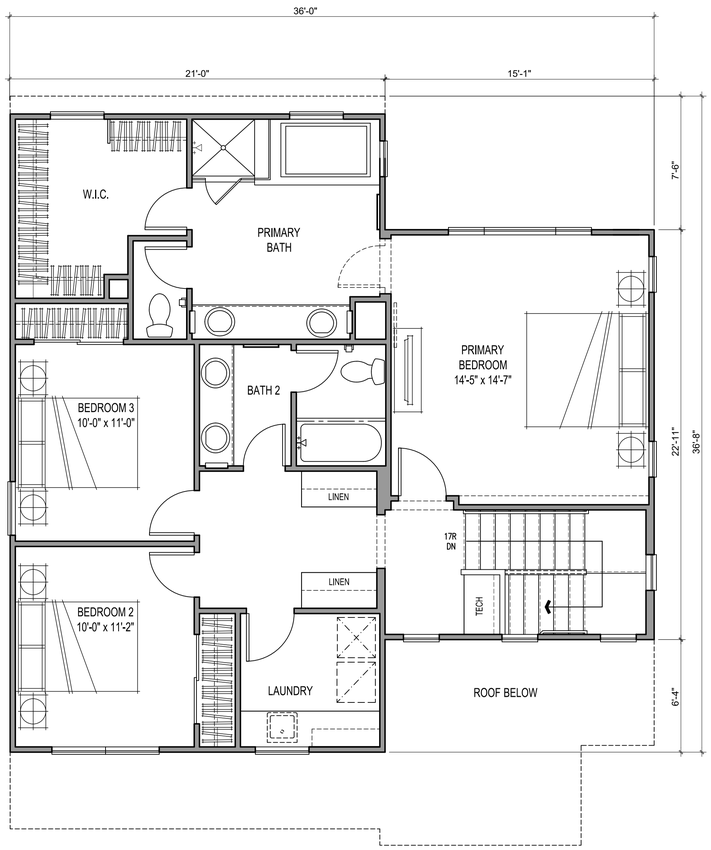
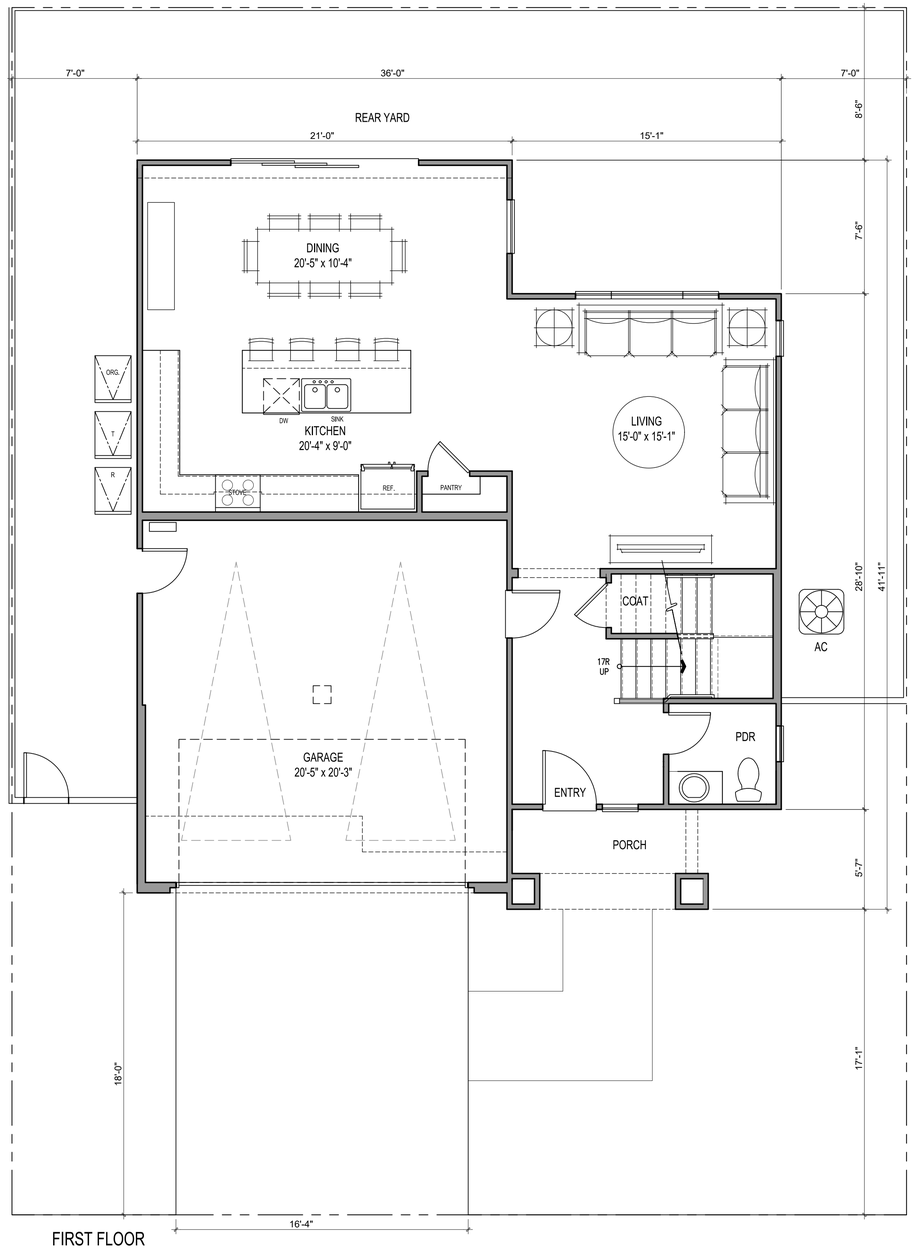
PLAN 1
MOTORCOURTS - ELEVATIONS - ENHANCED

A4.14



SECOND FLOOR



FIRST FLOOR

3 BED / 2.5 BATH

GROSS SF	
1ST FLOOR	861 SQ. FT.
2ND FLOOR	1016 SQ. FT.
TOTAL LIVING	1877 SQ. FT.
GARAGE	430 SQ. FT.
PORCH	63 SQ. FT.
YARD	1010 SQ. FT.

NET SF	
1ST FLOOR	815 SQ. FT.
2ND FLOOR	975 SQ. FT.
TOTAL LIVING	1790 SQ. FT.

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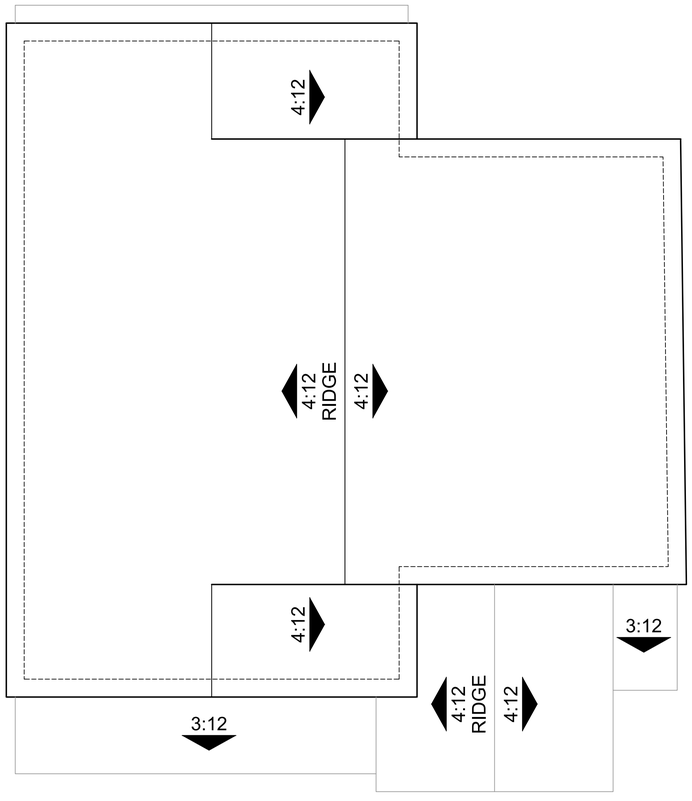
PLAN 1
MOTORCOURT - FLOOR PLAN

A4.15



ROOF

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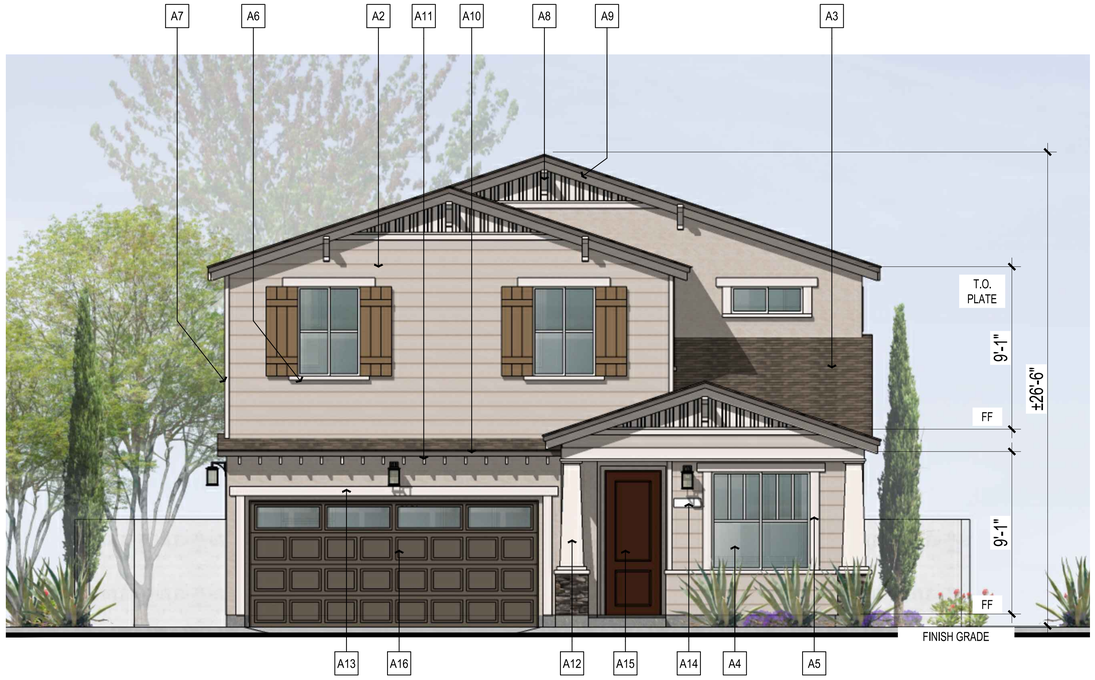
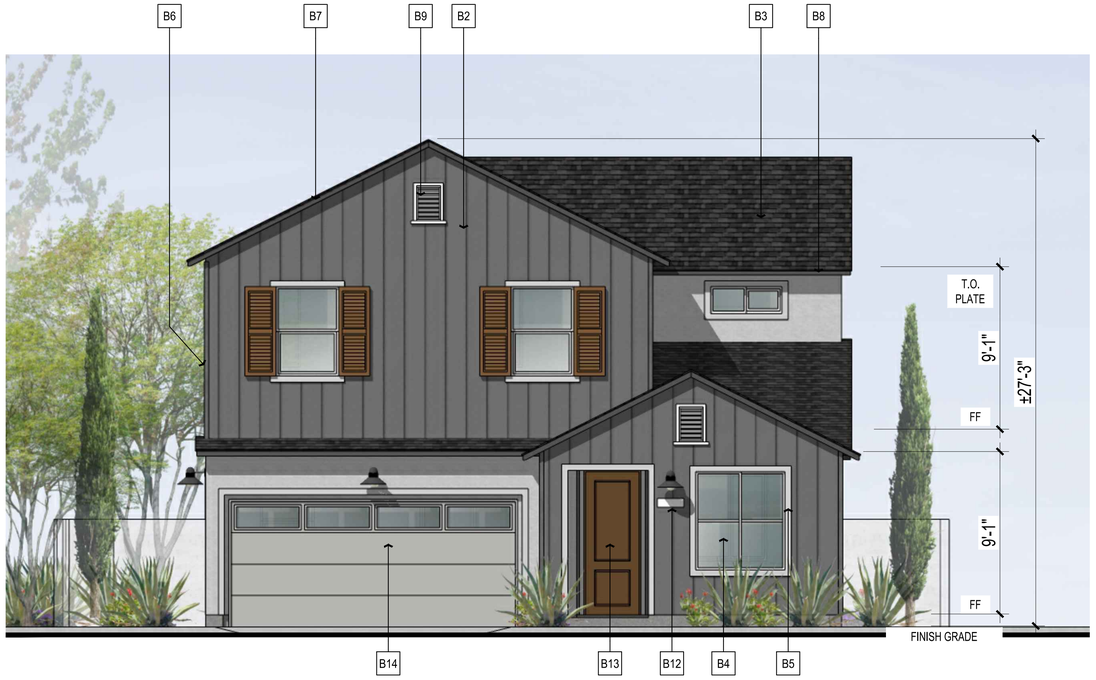
PLAN 1
MOTORCOURT - FLOOR PLAN

A4.16



'A' CRAFTSMAN

NOTE: *COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS



'B' FARMHOUSE

NOTE: *COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS



'C' ADOBE RANCH

NOTE: *COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS

A - CRAFTSMAN - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. STONE VENEER BASE
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. TRIM SURROUND
6. WINDOW SILL
7. CORNER TRIM
8. OUTLOOKER
9. BARGE BOARD
10. EAVE BOARD
11. RAFTERS
12. TAPERED COLUMNS
13. HEAD TRIM O/ GARAGE DOOR
14. DECORATIVE LIGHTS & ADDRESS SIGN
15. FIBERGLASS ENTRY DOOR
16. METAL SECTIONAL GARAGE DOOR
17. HORIZONTAL BOARD AND BATTEN

B - FARMHOUSE - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. (NOT USED)
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS
5. TRIM SURROUND
6. CORNER TRIM
7. BARGE BOARD
8. EAVE BOARD
9. GABLE END FAUX DETAIL
10. (NOT USED)
11. RAILS AND POST
12. DECORATIVE LIGHTS & ADDRESS SIGN
13. FIBERGLASS ENTRY DOOR
14. METAL SECTIONAL GARAGE DOOR
15. PORCHES W/ SIMPLE WOOD COLUMNS & KNEE BRACES
16. (NOT USED)

C - CALIFORNIA RANCH - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. (NOT USED)
6. WOOD TRIM HEADER
7. FLAT SILL TRIM
8. BARGE BOARD
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PLAN 2
SFD 2 - FRONT ELEVATIONS

A4.20



LEFT



FRONT



RIGHT



REAR

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PLAN 2
MOTORCOURTS - CRAFTSMAN - ELEVATIONS

A4.21



RIGHT - ENHANCED (LIMONITE AVENUE)



REAR - ENHANCED

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PLAN 2
MOTORCOURTS - CRAFTSMAN - ELEVATIONS - ENHANCED

A4.21a



LEFT



FRONT



RIGHT



REAR

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PLAN 2
MOTORCOURTS - FARMHOUSE - ELEVATIONS

A4.22



RIGHT - ENHANCED (LIMONITE AVENUE)



REAR - ENHANCED

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PLAN 2
MOTORCOURTS - FARMHOUSE - ELEVATIONS - ENHANCED

A4.22a



LEFT



FRONT



RIGHT



REAR

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PLAN 2
MOTORCOURTS - ADOBE RANCH - ELEVATIONS

A4.23



RIGHT - ENHANCED (LIMONITE AVENUE)



REAR - ENHANCED

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PLAN 2
MOTORCOURTS - ADOBE RANCH - ELEVATIONS - ENHANCED

A4.23a



CRAFTSMAN - REAR - ENHANCED



FARMHOUSE - REAR - ENHANCED



ADOBE RANCH - REAR - ENHANCED

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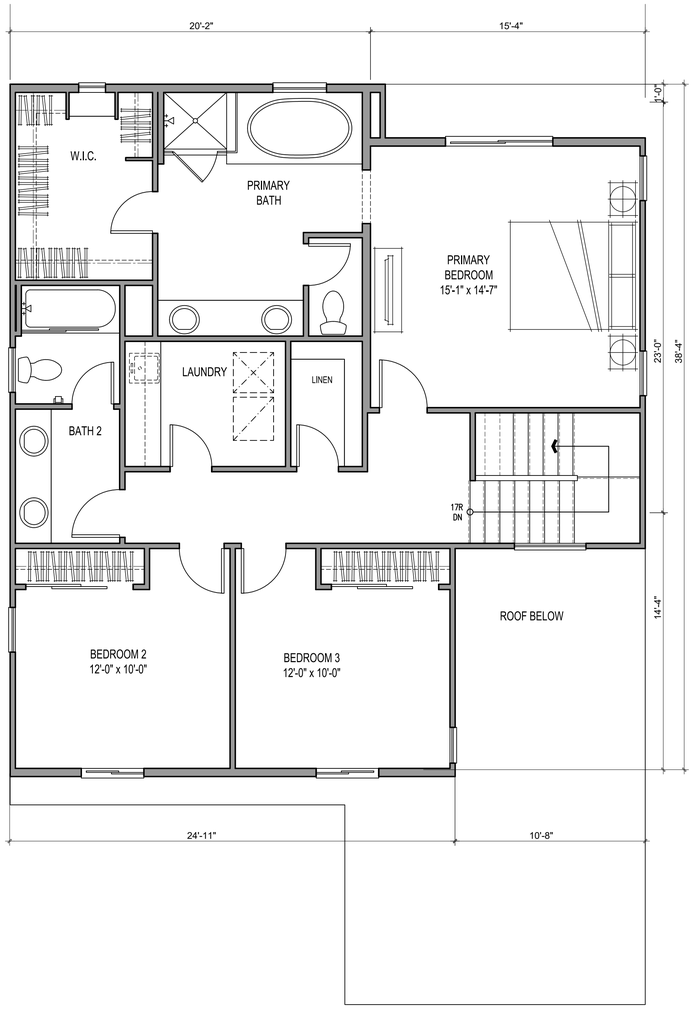
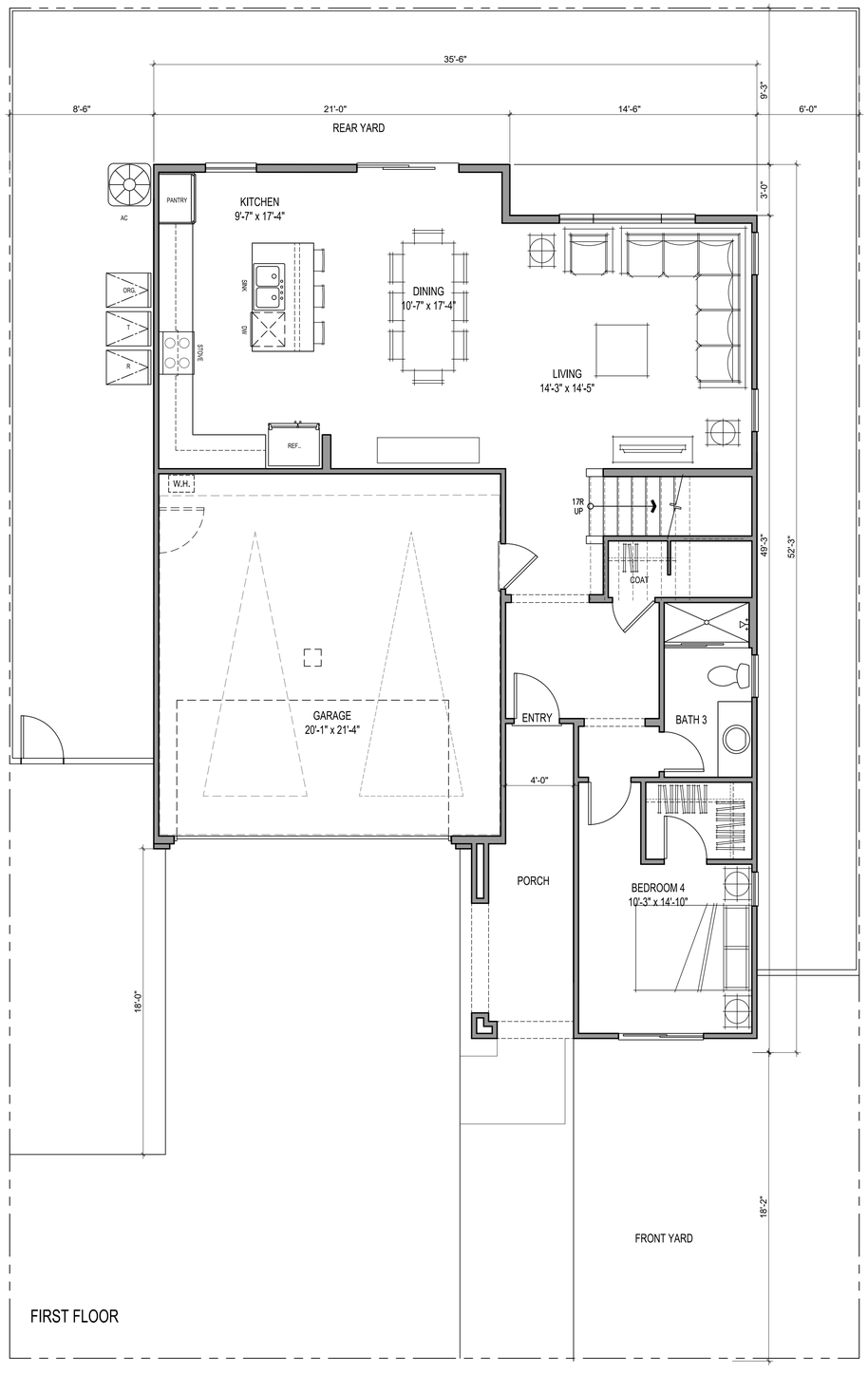
PLAN 2
MOTORCOURTS - ELEVATIONS - ENHANCED



SECOND FLOOR



FIRST FLOOR

4 BED / 3 BATH

GROSS SF	
1ST FLOOR	1024 SQ. FT.
2ND FLOOR	1119 SQ. FT.
TOTAL LIVING	2143 SQ. FT.
GARAGE	446 SQ. FT.
PORCH	98 SQ. FT.
YARD	1090

NET SF	
1ST FLOOR	967 SQ. FT.
2ND FLOOR	1066 SQ. FT.
TOTAL LIVING	2033 SQ. FT.

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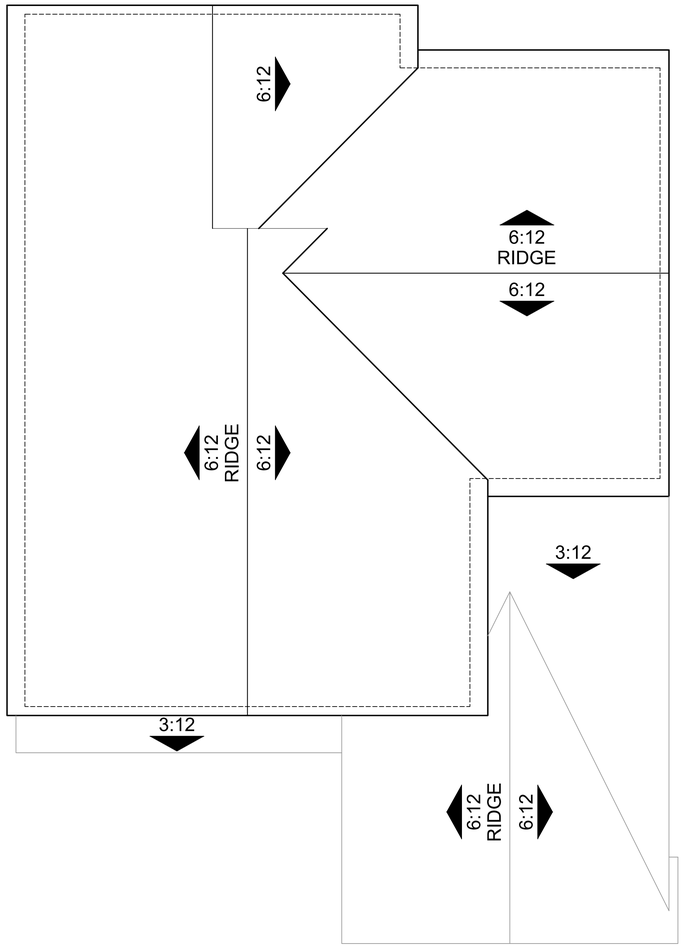
0 2 4 8

PLAN 2
MOTORCOURT - FLOOR PLAN

A4.25



ROOF

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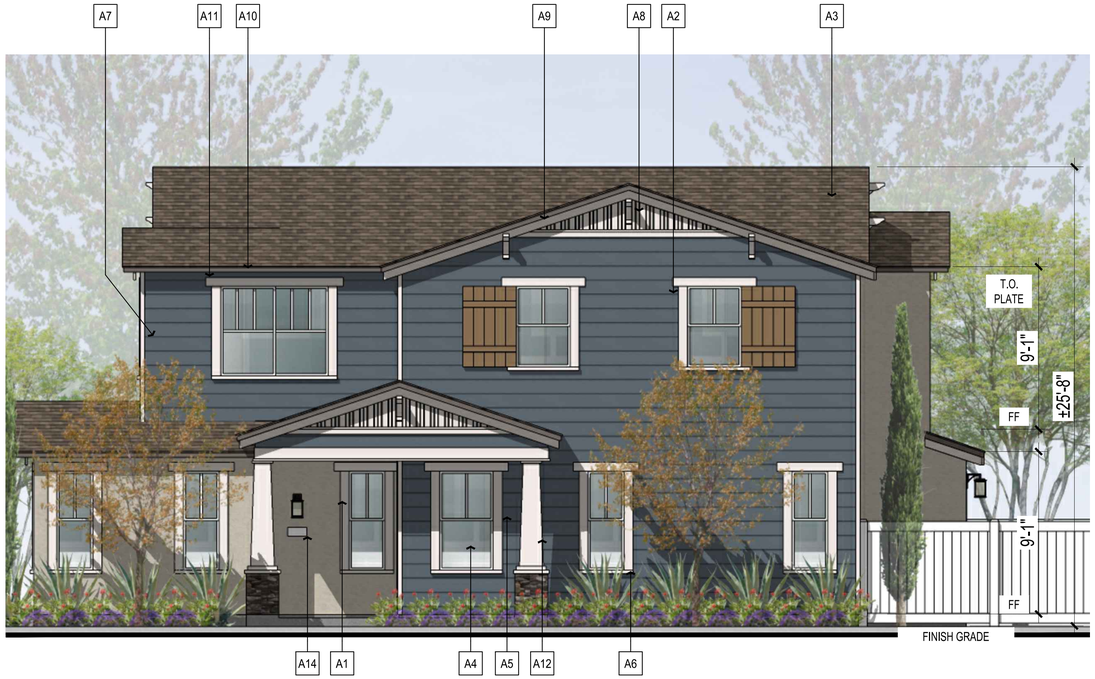
PLAN 2
MOTORCOURT - FLOOR PLAN

A4.26



'A' CRAFTSMAN

NOTE: *COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



'B' FARMHOUSE

NOTE: *COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



'C' ADOBE RANCH

NOTE: *COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS

A - CRAFTSMAN - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. STONE VENEER BASE
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. TRIM SURROUND
6. WINDOW SILL
7. CORNER TRIM
8. OUTLOOKER
9. BARGE BOARD
10. EAVE BOARD
11. RAFTERS
12. TAPERED COLUMNS
13. HEAD TRIM O/ GARAGE DOOR
14. DECORATIVE LIGHTS & ADDRESS SIGN
15. FIBERGLASS ENTRY DOOR
16. METAL SECTIONAL GARAGE DOOR
17. HORIZONTAL BOARD AND BATTEN

B - FARMHOUSE - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. (NOT USED)
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS
5. TRIM SURROUND
6. CORNER TRIM
7. BARGE BOARD
8. EAVE BOARD
9. GABLE END FAUX DETAIL
10. (NOT USED)
11. RAILS AND POST
12. DECORATIVE LIGHTS & ADDRESS SIGN
13. FIBERGLASS ENTRY DOOR
14. METAL SECTIONAL GARAGE DOOR
15. PORCHES W/ SIMPLE WOOD COLUMNS & KNEE BRACES
16. (NOT USED)

C - CALIFORNIA RANCH - MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. FLAT CONCRETE ROOF TILES
4. VINYL WINDOWS W/ DECORATIVE GRIDS AS SHOWN
5. (NOT USED)
6. WOOD TRIM HEADER
7. FLAT SILL TRIM
8. BARGE BOARD
9. EAVE BOARD
10. GABLE END FAUX DETAIL
11. DECORATIVE LIGHTS & ADDRESS SIGN
12. FIBERGLASS ENTRY DOOR
13. METAL SECTIONAL GARAGE DOOR

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PLAN 3
MOTORCOURT - FRONT ELEVATIONS

A4.30



LEFT



FRONT - MOTORCOURT



RIGHT - STREET



REAR

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PLAN 3
MOTORCOURTS - CRAFTSMAN - ELEVATIONS

A4.31



LEFT



FRONT - MOTORCOURT



RIGHT - STREET



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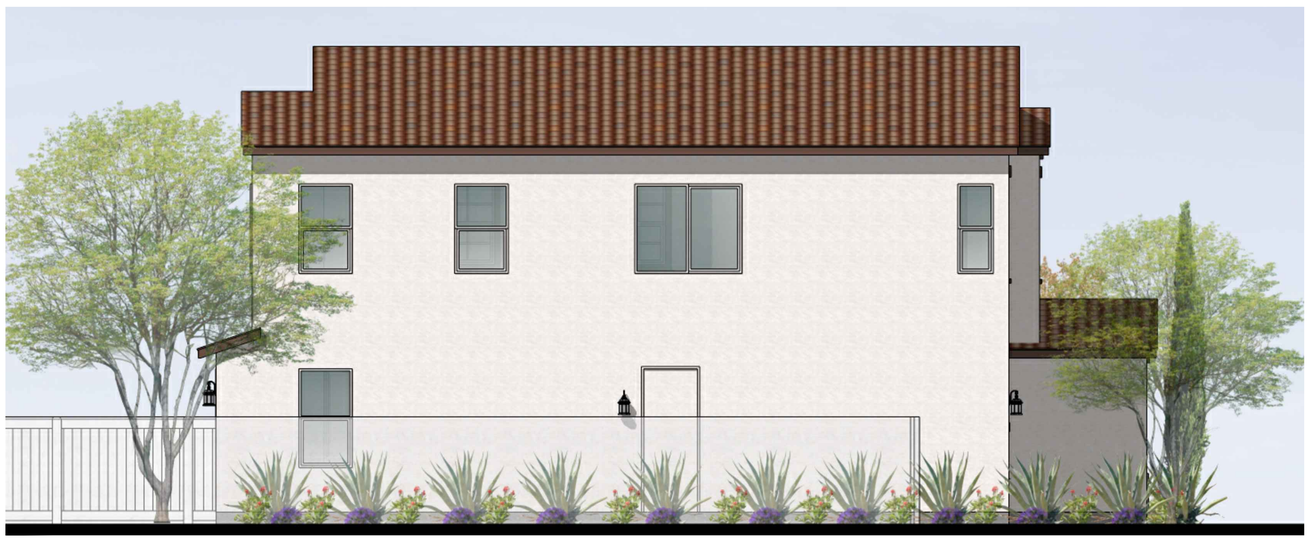
PLAN 3
MOTORCOURTS - FARMHOUSE - ELEVATIONS

A4.32



LEFT



FRONT - MOTORCOURT



RIGHT - STREET



REAR

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PLAN 3
MOTORCOURTS - ADOBE RANCH - ELEVATIONS

A4.33



CRAFTSMAN - REAR - ENHANCED



FARMHOUSE - REAR - ENHANCED



ADOBE RANCH - REAR - ENHANCED

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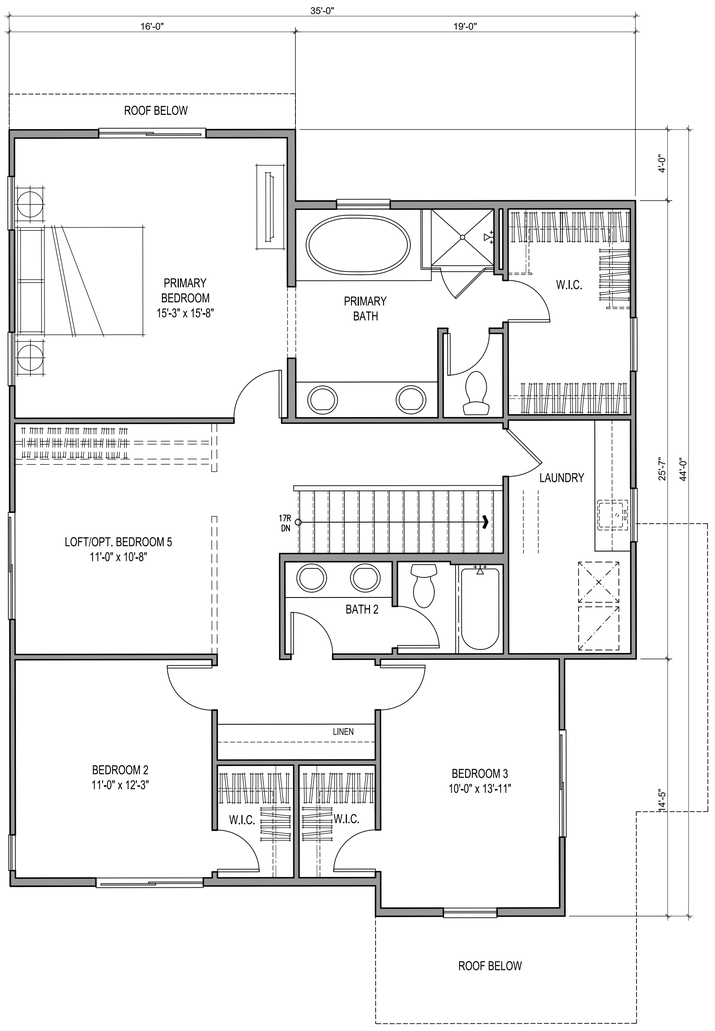
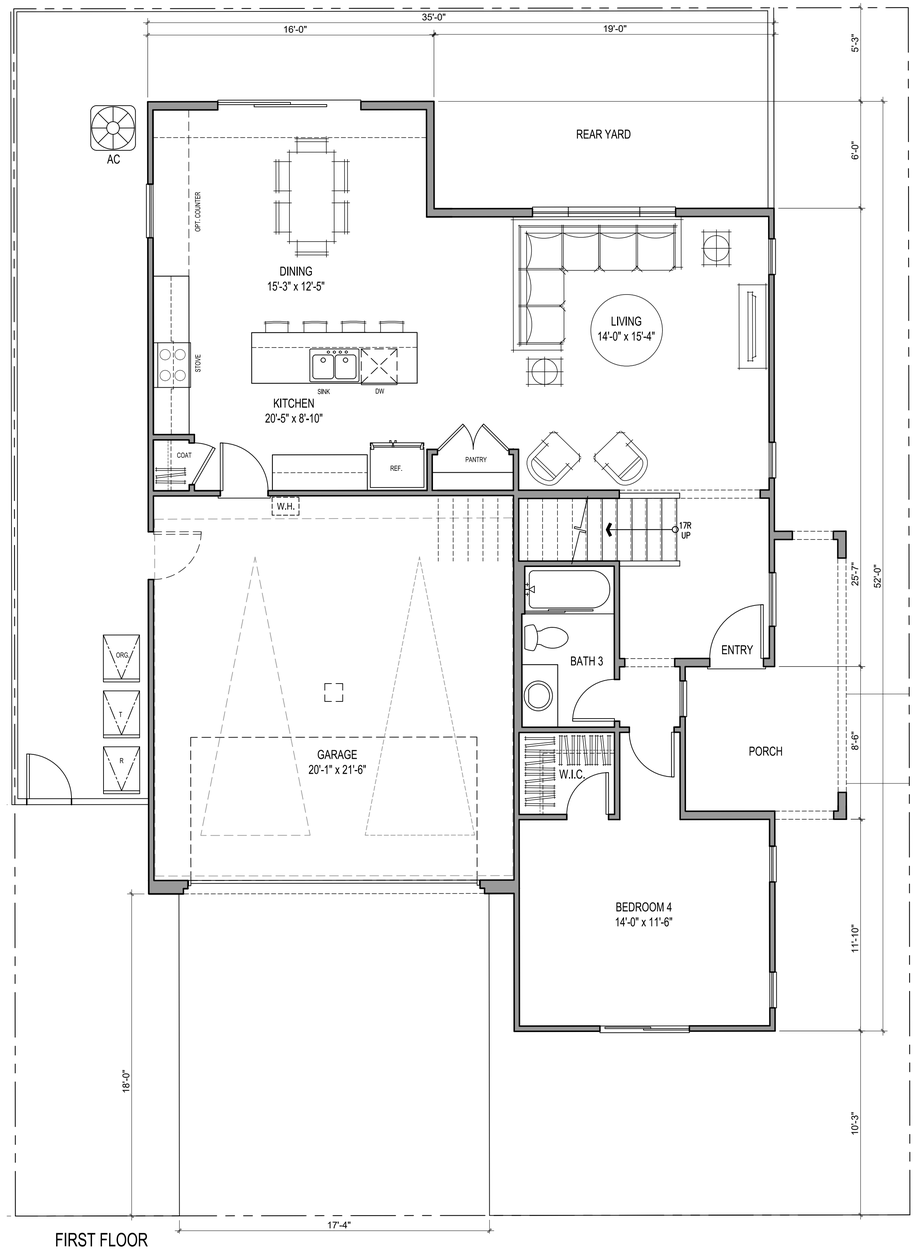
PLAN 3
MOTORCOURTS - ELEVATIONS - ENHANCED

A4.34



SECOND FLOOR



FIRST FLOOR

4 BED + LOFT/OPT. BED / 3 BATH

GROSS SF	
1ST FLOOR	1054 SQ. FT.
2ND FLOOR	1372 SQ. FT.
TOTAL LIVING	2426 SQ. FT.
GARAGE	454 SQ. FT.
PORCH	105 SQ. FT.
YARD	630 SQ. FT.

NET SF	
1ST FLOOR	993 SQ. FT.
2ND FLOOR	1263 SQ. FT.
TOTAL LIVING	2255 SQ. FT.

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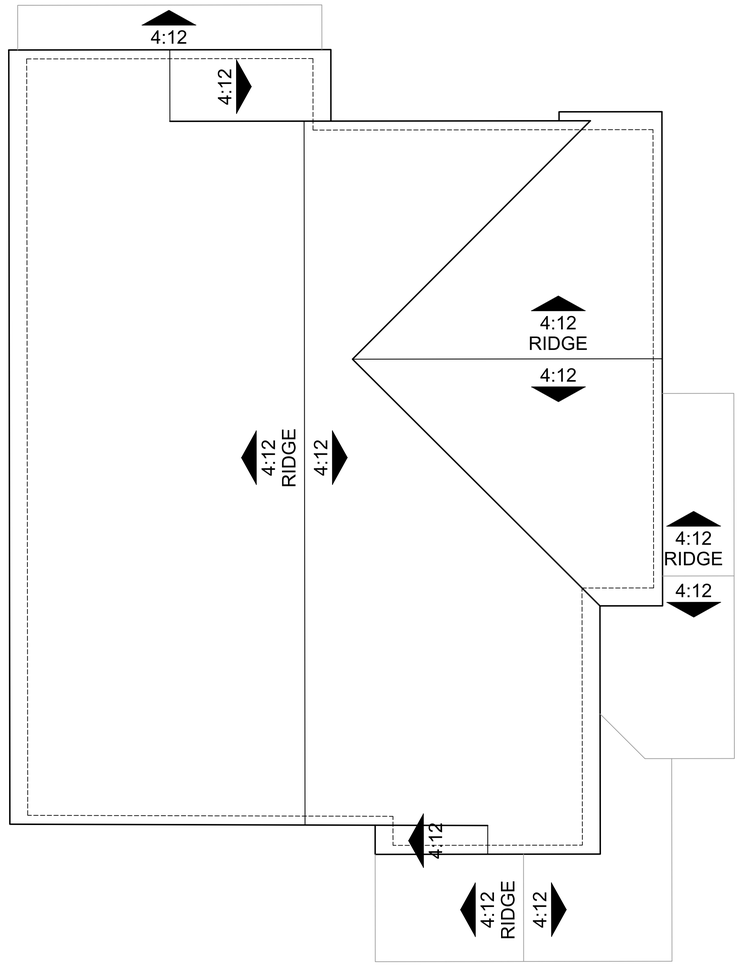
PLAN 3
MOTORCOURT - FLOOR PLAN

A4.35



ROOF

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DIVERSIFIED PACIFIC COMMUNITIES
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

LIMONITE AND WINEVILLE
JURUPA VALLEY, CA KTGY # 2021-1308

Plot Date: 09-11-2024
1st Submittal: 08-05-2022
2nd Submittal: 09-13-2024

0 2 4 8

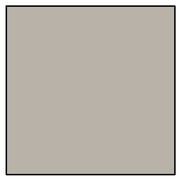
PLAN 3
MOTORCOURT - FLOOR PLAN

A4.36

A - CRAFTSMAN

COLOR SCHEME 1

STUCCO



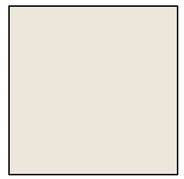
SW 7023 REQUISITE GRAY

HORIZONTAL WOOD SIDING



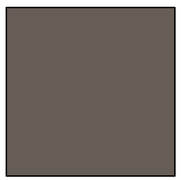
JAMES HARDIE LAPSIDING - SW 6250 GRANITE PEAK

TRIM SURROUND / SILL / CORNER TRIM / GABLE VENT DETAIL / BARGE BOARD / RAFTERS / OUTLOOKERS / RAILING / SQUARE COLUMNS



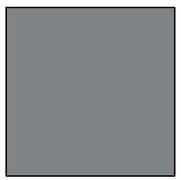
SW 7101 FUTON

EAVE BOARD



SW 7505 MANOR HOUSE

ENTRY DOOR



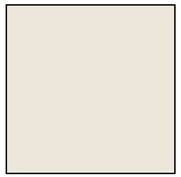
SW 7074 SOFTWARE

ENTRY DOOR 2 (TOWNHOMES ONLY)



SW 6272 PLUM BROWN

GARAGE DOOR



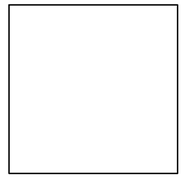
SW 7101 FUTON

FLAT CONCRETE ROOF TILES



EAGLE ROOFING PRODUCTS, BEL AIR - BROWN RANGE, 4689

WINDOW



WHITE

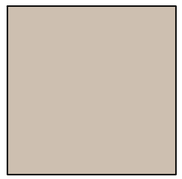
GARAGE SIDE DOOR



SW 6250 GRANITE PEAK

COLOR SCHEME 2

STUCCO/ GARAGE SIDE DOOR



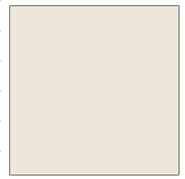
SW 7511 BUNGALOW BEIGE

HORIZONTAL WOOD SIDING



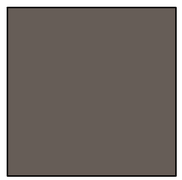
JAMES HARDIE LAPSIDING - SW 7511 BUNGALOW BEIGE

TRIM SURROUND / SILL / CORNER TRIM / GABLE VENT DETAIL / BARGE BOARD / RAFTERS / OUTLOOKERS / RAILING / SQUARE COLUMNS



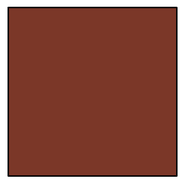
SW 7101 FUTON

EAVE BOARD



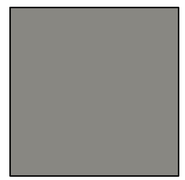
SW 7505 MANOR HOUSE

ENTRY DOOR



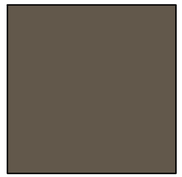
SW 2839 ROYCROFT COPPER RED

ENTRY DOOR 2 (TOWNHOMES ONLY)



SW 0077 CLASSIC FRENCH GRAY

GARAGE DOOR



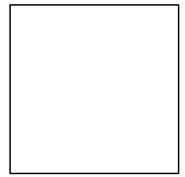
SW 9615 PROSPECT

FLAT CONCRETE ROOF TILES



EAGLE ROOFING PRODUCTS, BEL AIR - BROWN RANGE, 4689

WINDOW



WHITE

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NTS

COLOR BOARD
A - CRAFTSMAN

A5.00

B - FARMHOUSE

COLOR SCHEME 1

STUCCO/ GARAGE SIDE DOOR

SW 6252 ICE CUBE

VERTICAL BOARD & BATTEN

SW 7757 HIGH REFLECTIVE WHITE

TRIM SURROUND / GABLE FAUX VENTS / CORNER TRIM / RAFTERS / RAILING / POSTS

SW 9549 TOUCH OF GREY

BARGE & EAVE BOARDS

SW 9154 PERLE NOIR

ENTRY DOOR

SW 7674 PEPPERCORN

ENTRY DOOR 2 (TOWNHOMES ONLY)

SW 6377 BUTTERSCOTCH

GARAGE DOOR

SW 9107 UBER UMBER

FLAT CONCRETE ROOF TILES

EAGLE ROOFING PRODUCTS, BEL AIR - DARK CHARCOAL, 4595

WINDOW

BLACK OR WHITE

COLOR SCHEME 2

STUCCO/ GARAGE SIDE DOOR

SW 9574 HULETT ORE

VERTICAL BOARD & BATTEN

SW 9574 HULETT ORE

TRIM SURROUND / GABLE FAUX VENTS / CORNER TRIM / RAFTERS / RAILING / POSTS

SW 9549 TOUCH OF GREY

BARGE & EAVE BOARDS

SW 9154 PERLE NOIR

ENTRY DOOR

SW 6377 BUTTERSCOTCH

ENTRY DOOR 2 (TOWNHOMES ONLY)

SW 9642 SILVER TIPPED SAGE

GARAGE DOOR

SW 6198 SENSIBLE HUE

FLAT CONCRETE ROOF TILES

EAGLE ROOFING PRODUCTS, BEL AIR - DARK CHARCOAL, 4595

WINDOW

BLACK OR WHITE

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NTS

COLOR BOARD
B - FARMHOUSE

A5.01

C - ADOBE RANCH

COLOR SCHEME 1

STUCCO/ GARAGE SIDE DOOR

SW 9504 COLD FOAM

BRICK VENEER



ELDORADO STONE, TRUNDRABRICK - LATIGO

TRIM HEADER / SILL / GABLE END DETAIL / BARGE AND EAVE BOARDS / SQUARE COLUMNS

SW 7520 DARK BROWN

ENTRY DOOR

SW 6473 SURF GREEN

ENTRY DOOR 2 (TOWNHOMES ONLY)

SW 2808 ROOKWOOD DARK BROWN

GARAGE DOOR

SW 2806 ROOKWOOD BROWN

RAILING

SW 6258 TRICORN BLACK

"S" ROOF TILES



EAGLE ROOFING PRODUCTS, CAPISTRANO - SANTA CRUZ BLEND, LMC 8402

WINDOW

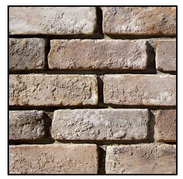
WHITE

COLOR SCHEME 2

STUCCO GARAGE SIDE DOOR

SW 7596 ONLY NATURAL

BRICK VENEER



CORONADO, SPECIAL USED BRICK - EAGLE BUFF

TRIM HEADER / SILL / GABLE END DETAIL / BARGE AND EAVE BOARDS / SQUARE COLUMNS

SW 2856 FAIRFAX BROWN

ENTRY DOOR

SW 6061 TANBARK

ENTRY DOOR 2 (TOWNHOMES ONLY)

SW 2839 ROYCROFT COPPER RED

GARAGE DOOR

SW 0038 LIBRARY PEWTER

RAILING

SW 6258 TRICORN BLACK

"S" ROOF TILES



EAGLE ROOFING PRODUCTS, CAPISTRANO - ADOBE BLEND, 3723

WINDOW

WHITE

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NTS

COLOR BOARD
C - ADOBE RANCH

A5.02

W I N E V I L L E

MARKETPLACE

CONCEPTUAL DESIGN | 08.05.2022

JURUPA VALLEY, CA 91730

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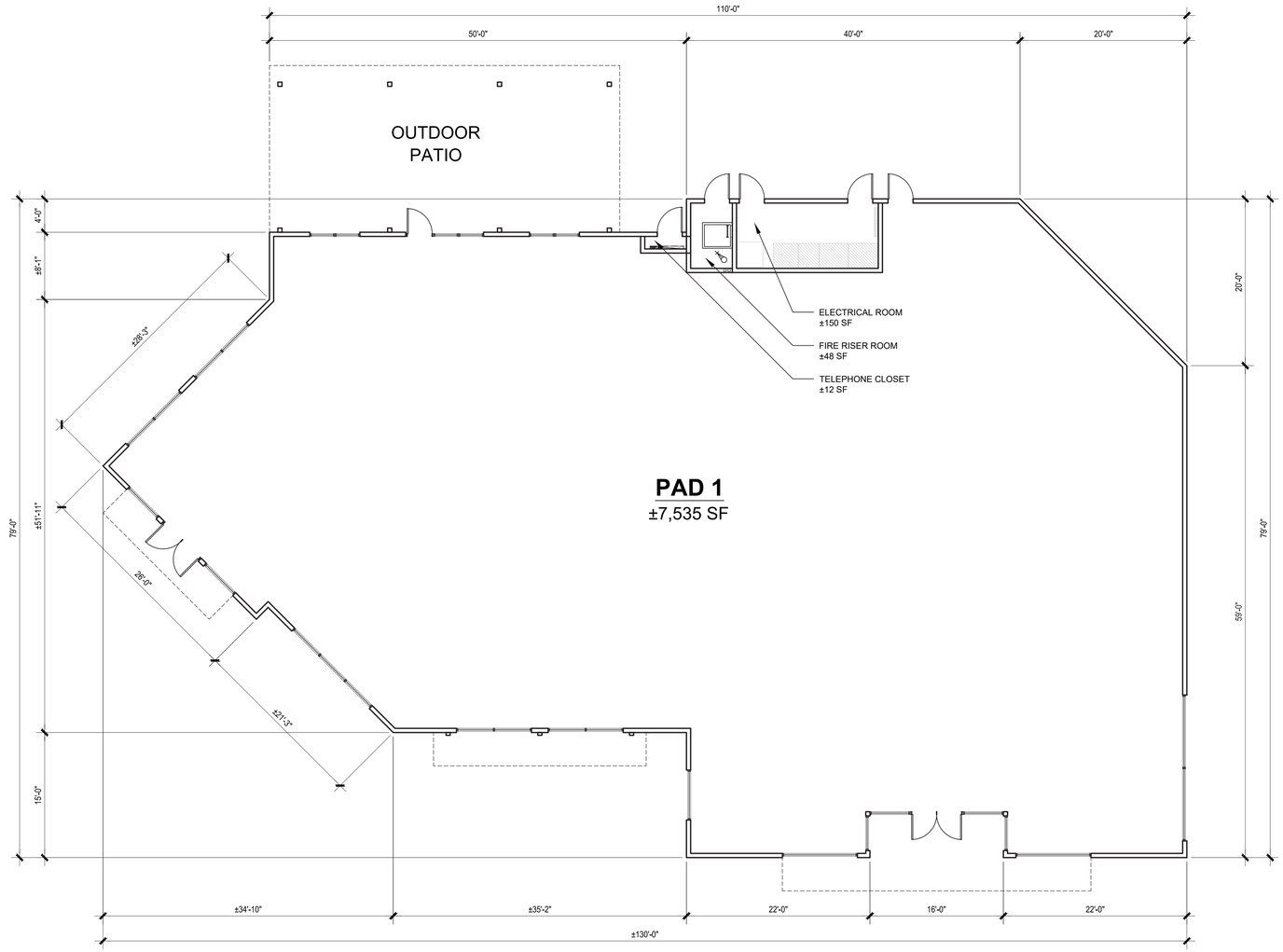

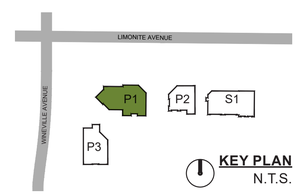

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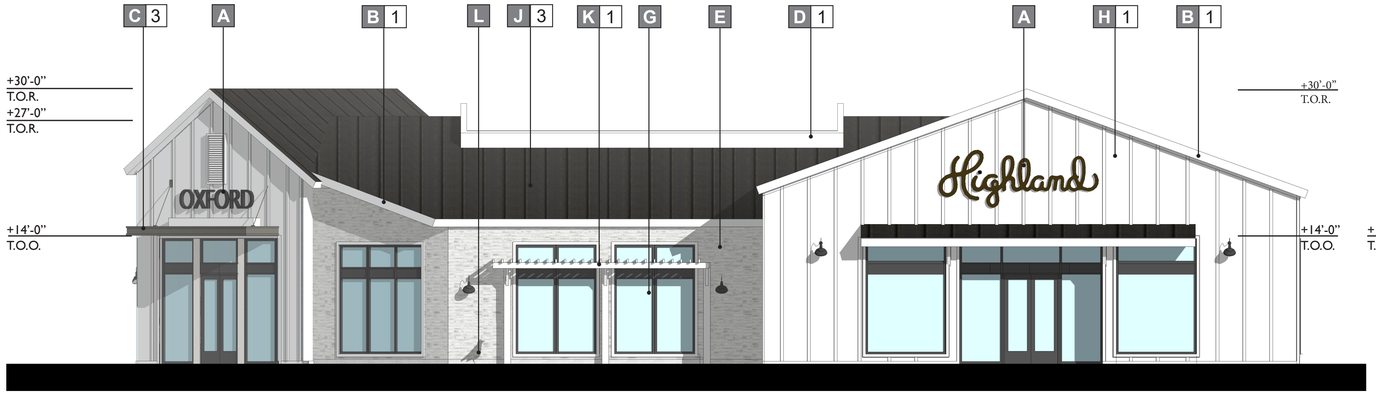
LIMONITE & WINEVILLE
JURUPA VALLEY, CA # 2021-1308

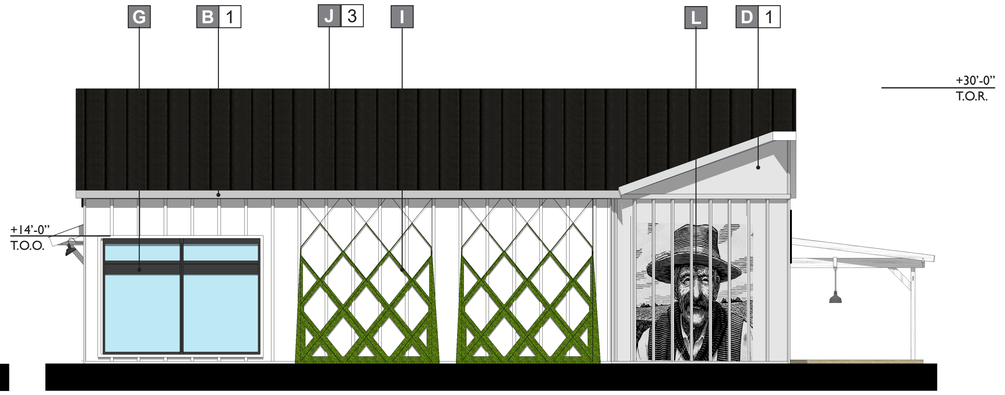
CONCEPTUAL DESIGN
AUGUST 5, 2022

0 4 8 16
SCALE: ⅛" = 1'-0"

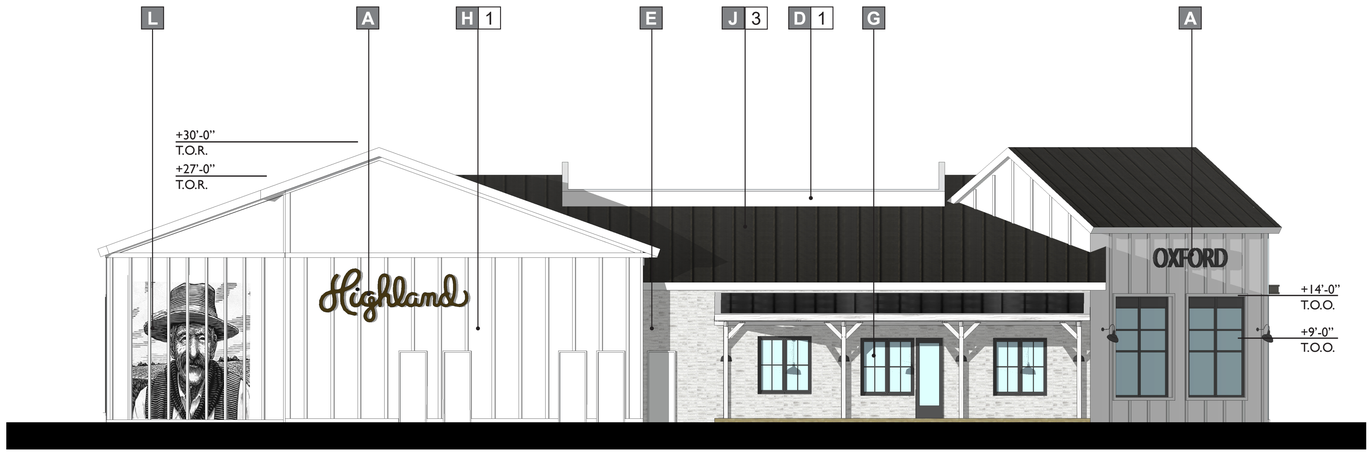
FLOOR PLAN
PAD 1



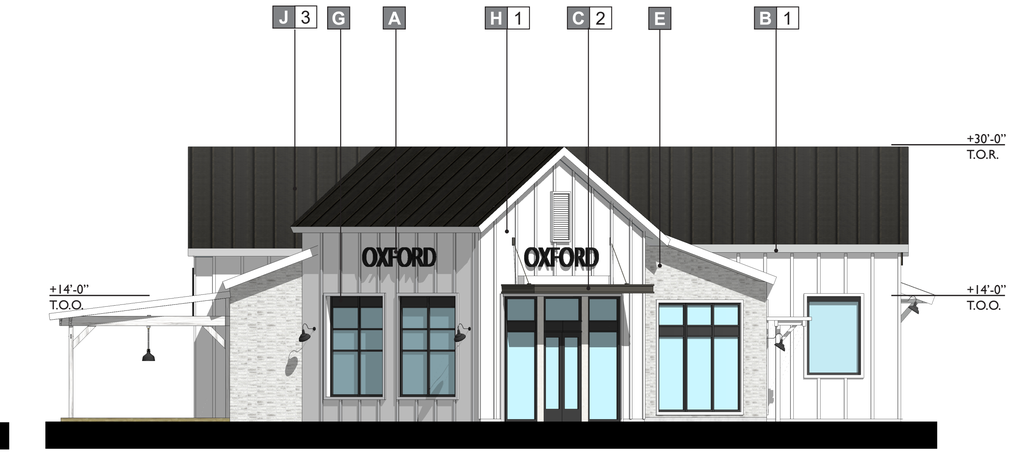
① SOUTH ELEVATION (FRONT)



② EAST ELEVATION (RIGHT)



③ NORTH ELEVATION (REAR)



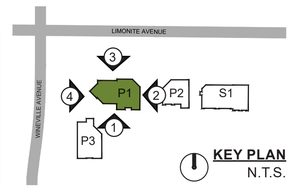
④ WEST ELEVATION (LEFT)

NOTE: SIGNAGE IS CONCEPTUAL AND UNDER SEPARATE SUBMITTAL, THEREFORE THEY ARE SUBJECT TO CHANGE.

MATERIALS

A	**SIGNAGE**	G	**ALUMINUM STOREFRONT:** ARCADIA-AB7 #88 "STANDARD DARK BRONZE"	M	**ARCHITECTURAL FEATURE**	1	**PAINT**: BENJAMIN MOORE - BM2121-70 "CHANTILLY LACE"
B	**FASCIA**	H	**BOARD AND BATTEN:** "HARDIEPANEL VERTICAL SIDING" SMOOTH, JAMES HARDIE	N	**COMPOSITE SIDING:** "HARDIEPLANK LAP SIDING" SMOOTH, JAMES HARDIE	2	**PAINT**: BENJAMIN MOORE - BM2130-10 "BITTERSWEET CHOCOLATE"
C	**METAL CANOPY**	I	**GREEN WIRE FRAME TRELLIS**	O		3	**PAINT:** BENJAMIN MOORE- BMCW-720 "BLACK"
D	**STUCCO**	J	**STANDING SEAM METAL ROOF**	P		4	
E	**STONE VENEER:** CORONADO - 3" SPLIT LIMESTONE "WHITE"	K	**TRELLIS**	Q		5	
F	**BRICK VENEER:** ELDORADO STONE - TUNDRABRICK "CHALK DUST"	L	**ART MURAL**	R		6	

FINISHES



KEY PLAN
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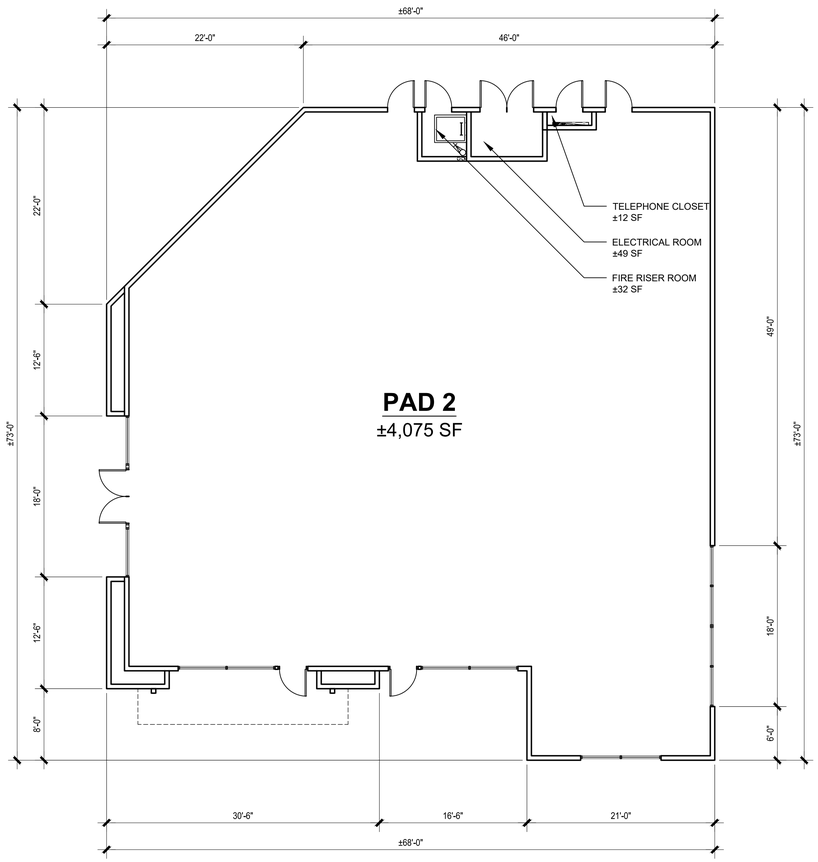
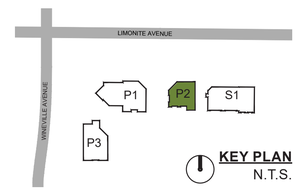
LIMONITE & WINEVILLE
JURUPA VALLEY, CA # 2021-1308

CONCEPTUAL DESIGN
AUGUST 5, 2022

0 4 8 16
SCALE: ⅛" = 1'-0"

ELEVATIONS
PAD 1





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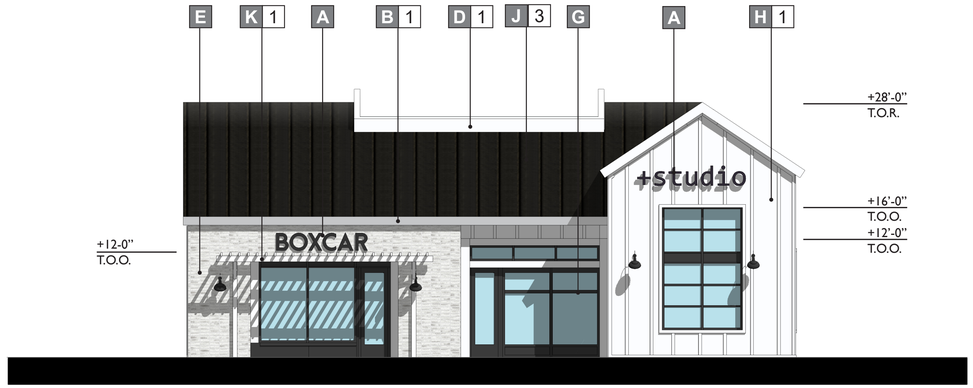
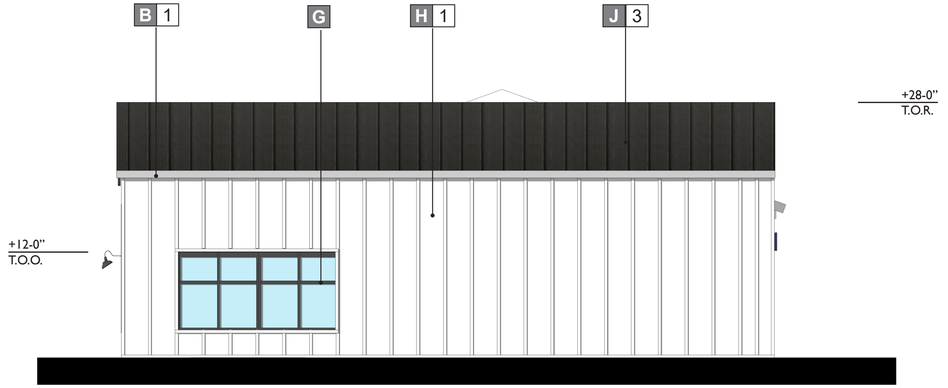
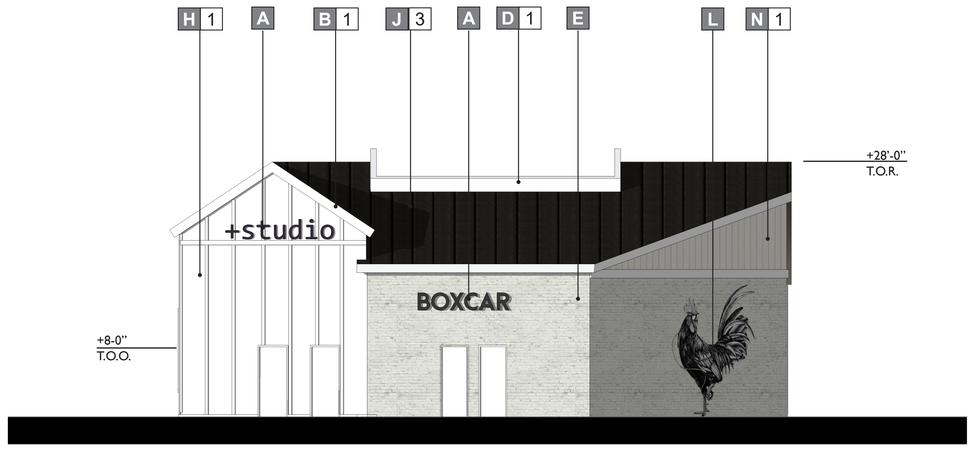
FLOOR PLAN
PAD 2



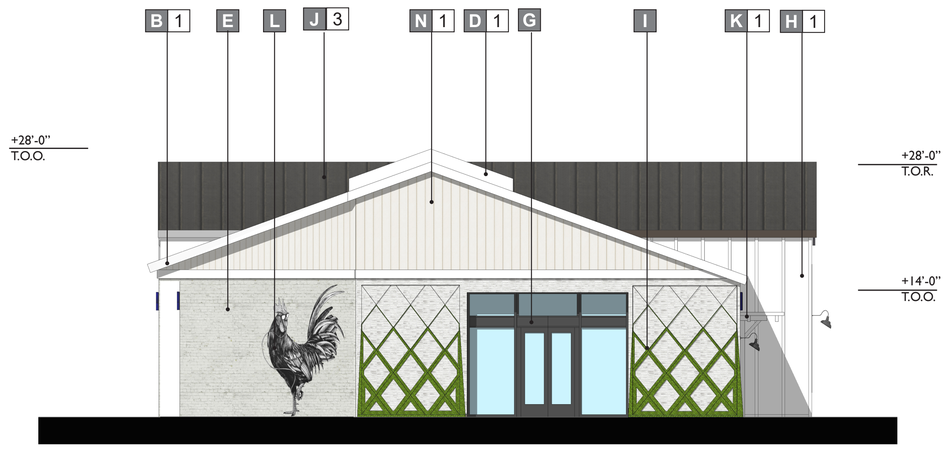
① SOUTH ELEVATION (FRONT)



② EAST ELEVATION (RIGHT)



③ NORTH ELEVATION (REAR)



④ WEST ELEVATION (LEFT)

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MATERIALS

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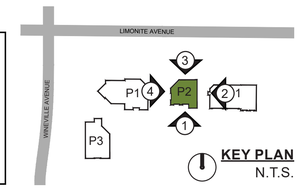
B	**FASCIA**	H	**BOARD AND BATTEN:** "HARDIEPANEL VERTICAL SIDING" SMOOTH, JAMES HARDIE	N	**COMPOSITE SIDING:** "HARDIEPLANK LAP SIDING" SMOOTH, JAMES HARDIE	2	**PAINT**: BENJAMIN MOORE - BM2130-10 "BITTERSWEET CHOCOLATE"
C	**METAL CANOPY**	I	**GREEN WIRE FRAME TRELLIS**	O		3	**PAINT:** BENJAMIN MOORE- BMCW-720 "BLACK"
D	**STUCCO**	J	**STANDING SEAM METAL ROOF**	P		4	
E	**STONE VENEER:** CORONADO - 3" SPLIT LIMESTONE "WHITE"	K	**TRELLIS**	Q		5	
F	**BRICK VENEER:** ELDORADO STONE - TUNDRABRICK "CHALK DUST"	L	**ART MURAL**	R		6	

FINISHES



KEY PLAN
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AUGUST 5, 2022

0 4 8 16
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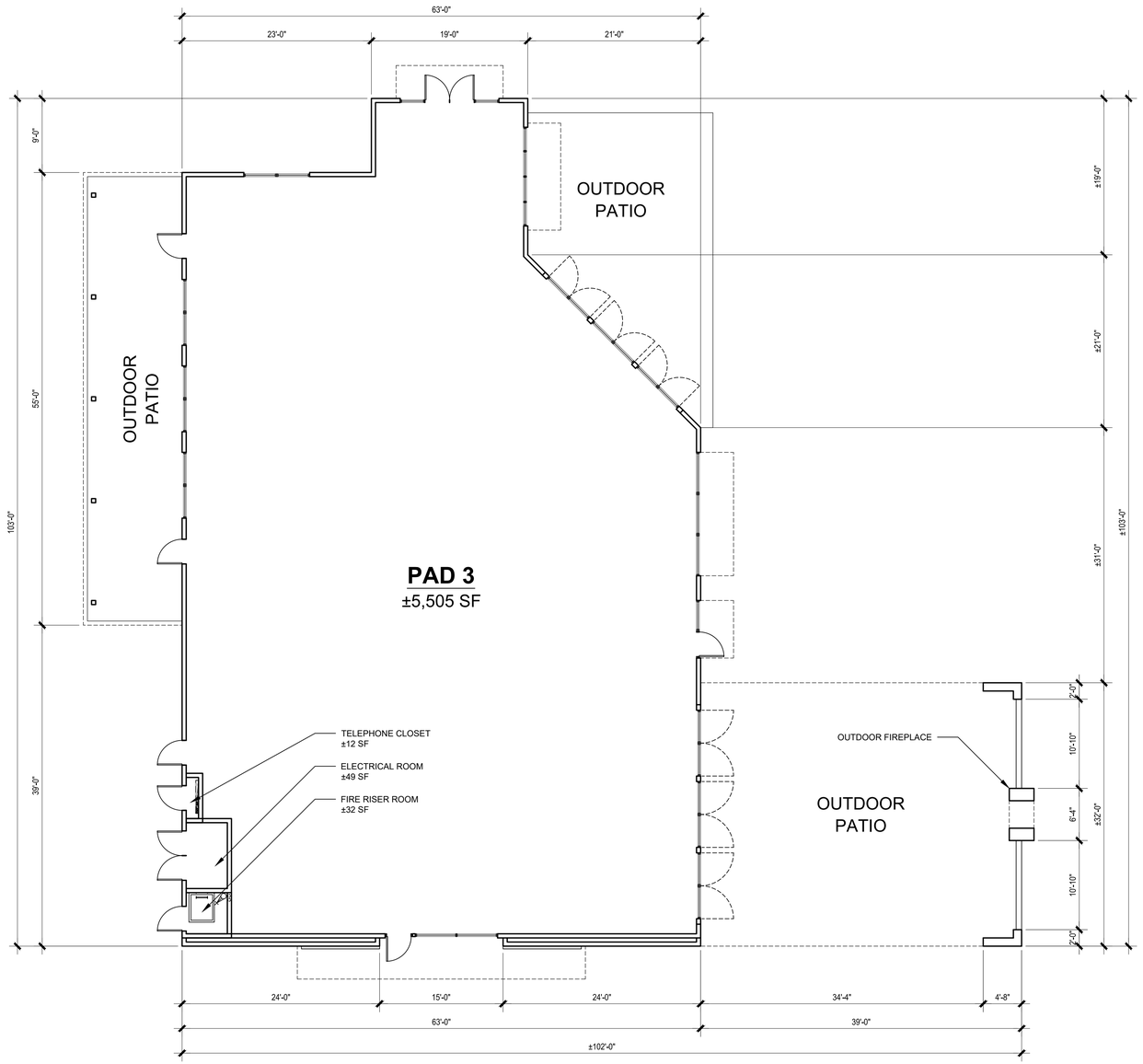
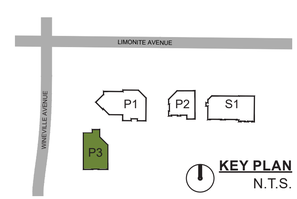
ELEVATIONS
PAD 2





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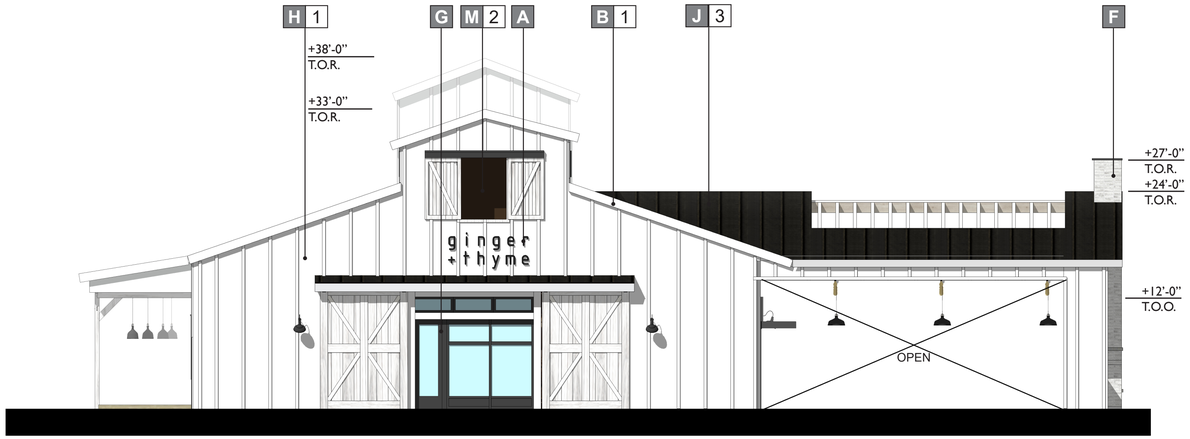
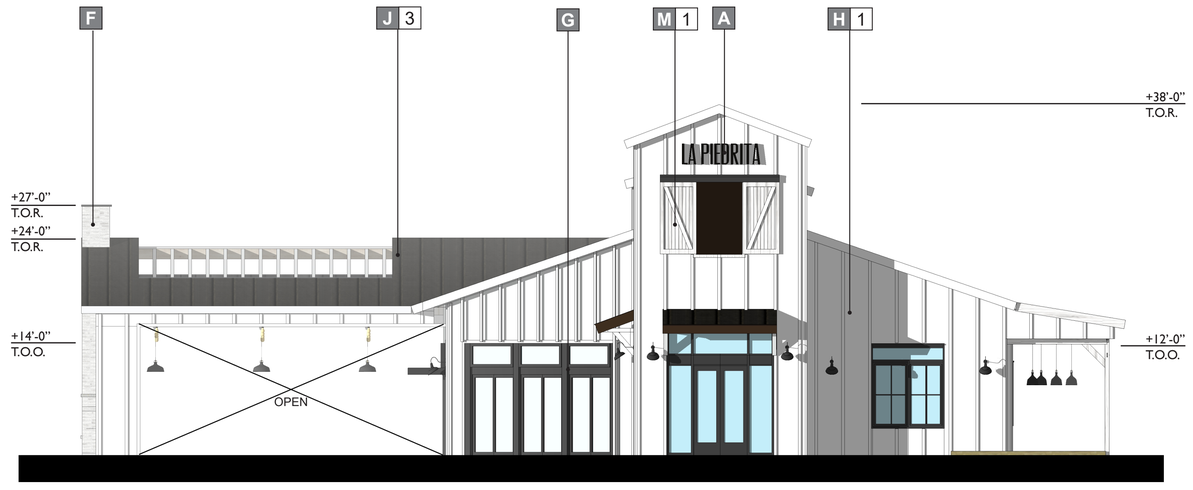
FLOOR PLAN
PAD 3



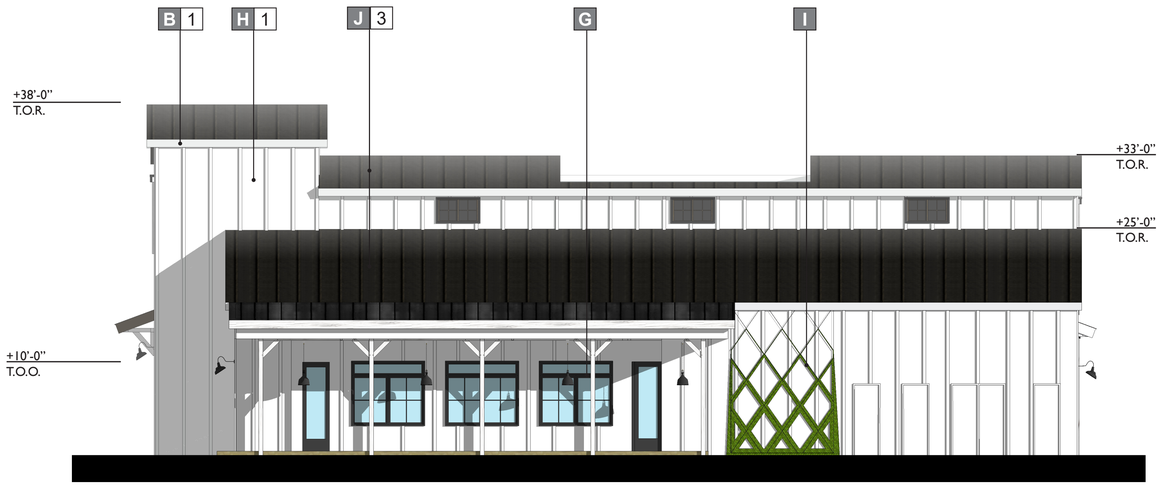
① SOUTH ELEVATION (FRONT)



② EAST ELEVATION (RIGHT)



③ NORTH ELEVATION (REAR)



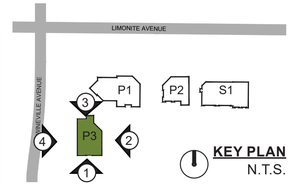
④ WEST ELEVATION (LEFT)

NOTE: SIGNAGE IS CONCEPTUAL AND UNDER SEPARATE SUBMITTAL, THEREFORE THEY ARE SUBJECT TO CHANGE.

MATERIALS

A	**SIGNAGE**	G	**ALUMINUM STOREFRONT:** ARCADIA-AB7 #88 "STANDARD DARK BRONZE"	M	**ARCHITECTURAL FEATURE**	1	**PAINT**: BENJAMIN MOORE - BM2121-70 "CHANTILLY LACE"
B	**FASCIA**	H	**BOARD AND BATTEN:** "HARDIEPANEL VERTICAL SIDING" SMOOTH, JAMES HARDIE	N	**COMPOSITE SIDING:** "HARDIEPLANK LAP SIDING" SMOOTH, JAMES HARDIE	2	**PAINT**: BENJAMIN MOORE - BM2130-10 "BITTERSWEET CHOCOLATE"
C	**METAL CANOPY**	I	**GREEN WIRE FRAME TRELLIS**	O		3	**PAINT:** BENJAMIN MOORE- BMCW-720 "BLACK"
D	**STUCCO**	J	**STANDING SEAM METAL ROOF**	P		4	
E	**STONE VENEER:** CORONADO - 3" SPLIT LIMESTONE "WHITE"	K	**TRELLIS**	Q		5	
F	**BRICK VENEER:** ELDORADO STONE - TUNDRABRICK "CHALK DUST"	L	**ART MURAL**	R		6	

FINISHES



KEY PLAN
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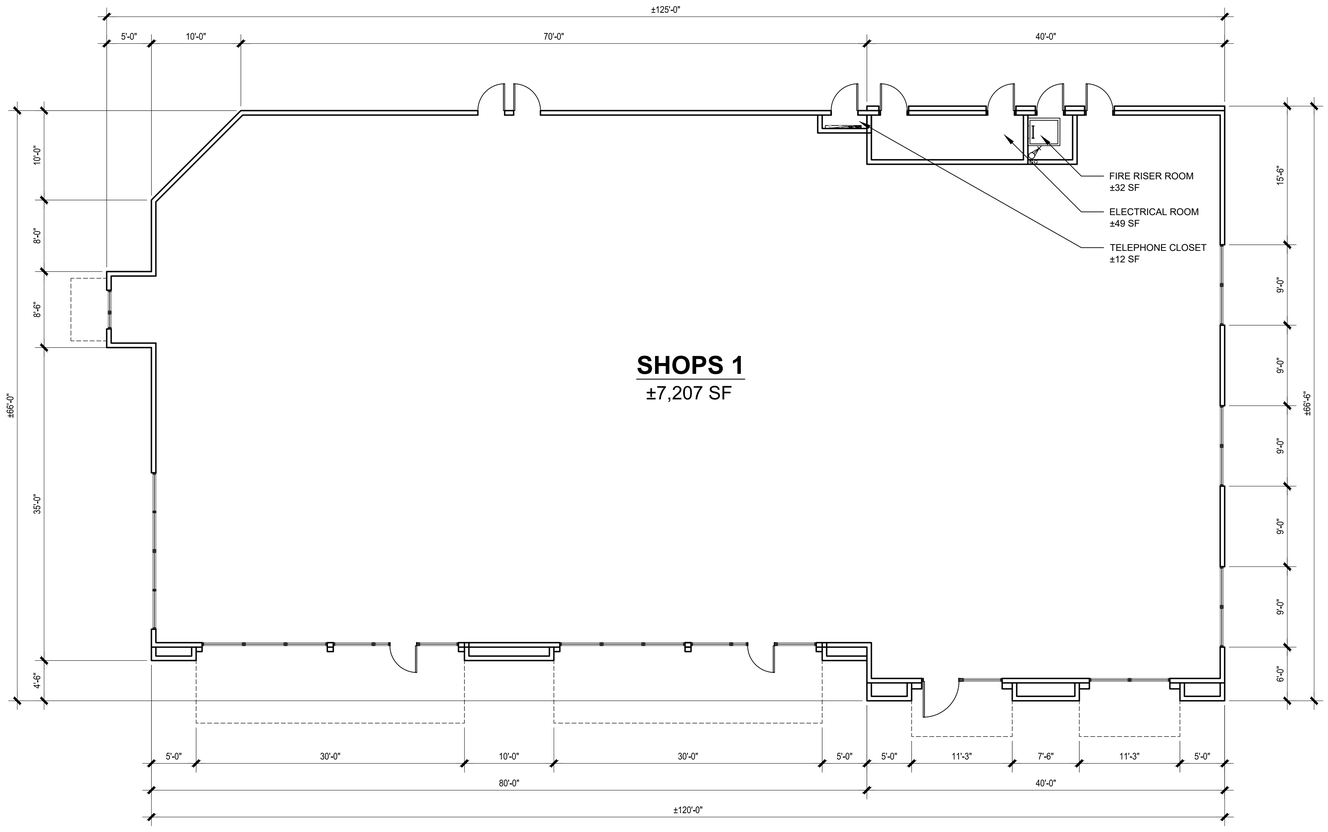
Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

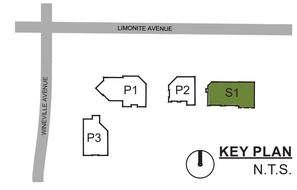
LIMONITE & WINEVILLE
JURUPA VALLEY, CA # 2021-1308

CONCEPTUAL DESIGN
AUGUST 5, 2022

0 4 8 16
SCALE: ⅛" = 1'-0"

ELEVATIONS
PAD 3





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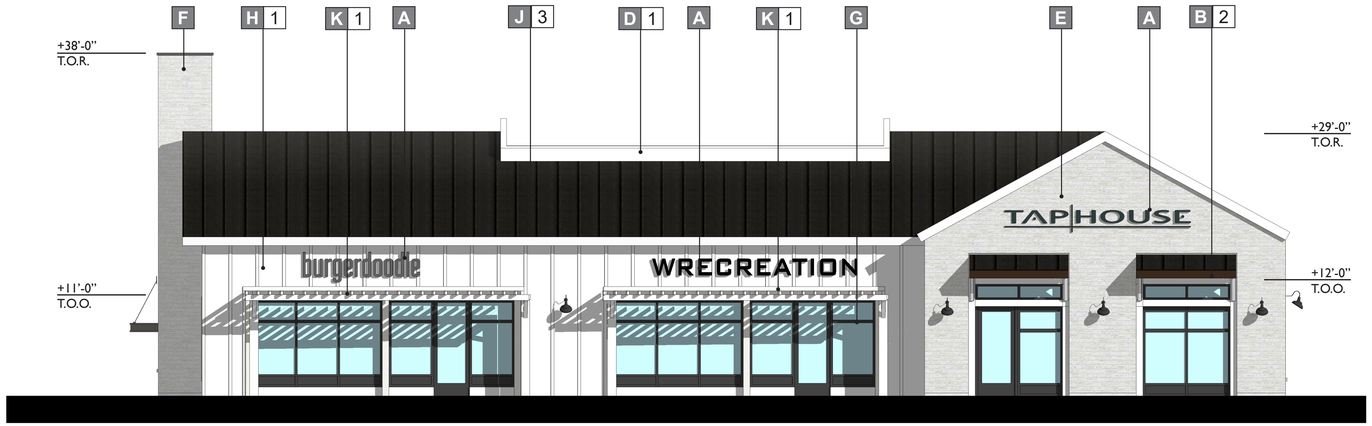
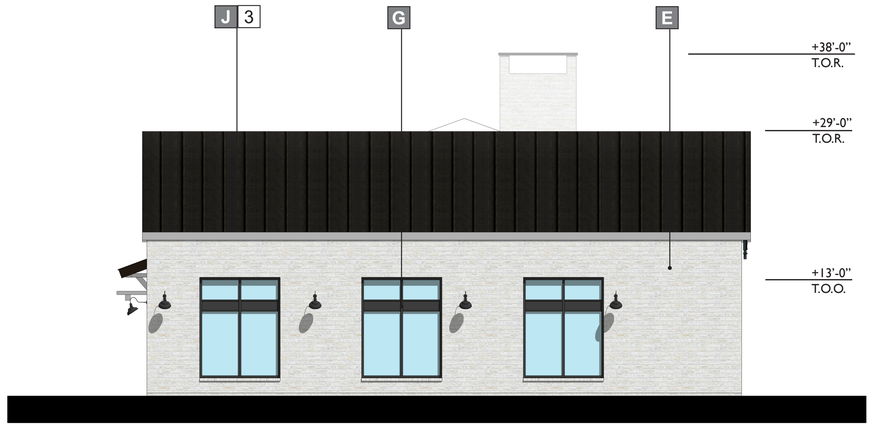
0 4 8 16
SCALE: ⅛" = 1'-0"

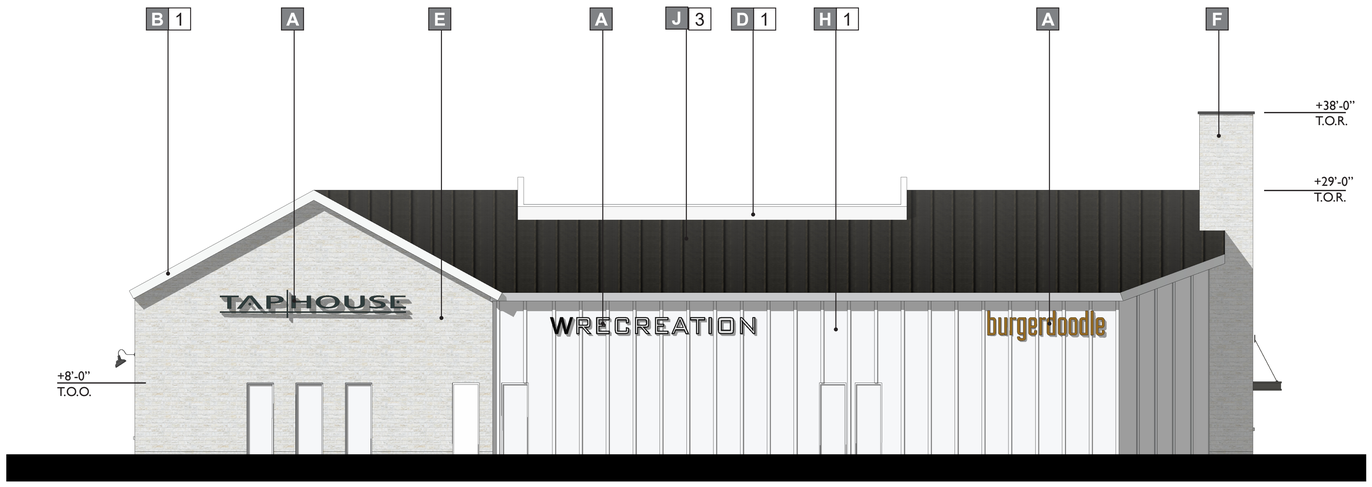
FLOOR PLAN
SHOPS 1



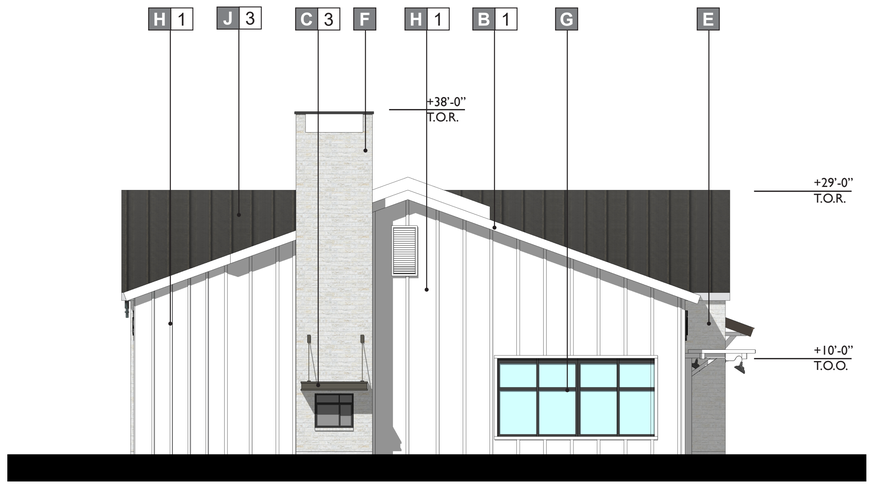
① SOUTH ELEVATION (FRONT)



② EAST ELEVATION (RIGHT)



③ NORTH ELEVATION (REAR)



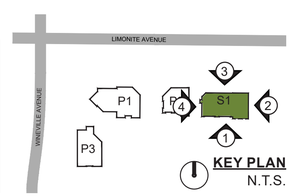
④ WEST ELEVATION (LEFT)

NOTE: SIGNAGE IS CONCEPTUAL AND UNDER SEPARATE SUBMITTAL, THEREFORE THEY ARE SUBJECT TO CHANGE.

MATERIALS

A	**SIGNAGE**	G	**ALUMINUM STOREFRONT:** ARCADIA-AB7 #88 "STANDARD DARK BRONZE"	M	**ARCHITECTURAL FEATURE**	1	**PAINT**: BENJAMIN MOORE - BM2121-70 "CHANTILLY LACE"
B	**FASCIA**	H	**BOARD AND BATTEN:** "HARDIEPANEL VERTICAL SIDING" SMOOTH, JAMES HARDIE	N	**COMPOSITE SIDING:** "HARDIEPLANK LAP SIDING" SMOOTH, JAMES HARDIE	2	**PAINT**: BENJAMIN MOORE - BM2130-10 "BITTERSWEET CHOCOLATE"
C	**METAL CANOPY**	I	**GREEN WIRE FRAME TRELLIS**	O		3	**PAINT:** BENJAMIN MOORE- BMCW-720 "BLACK"
D	**STUCCO**	J	**STANDING SEAM METAL ROOF**	P		4	
E	**STONE VENEER:** CORONADO - 3" SPLIT LIMESTONE "WHITE"	K	**TRELLIS**	Q		5	
F	**BRICK VENEER:** ELDORADO STONE - TUNDRABRICK "CHALK DUST"	L	**ART MURAL**	R		6	

FINISHES



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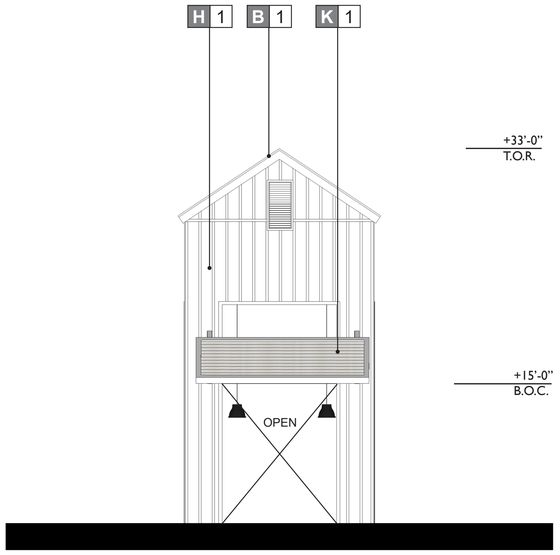
LIMONITE & WINEVILLE
JURUPA VALLEY, CA # 2021-1308

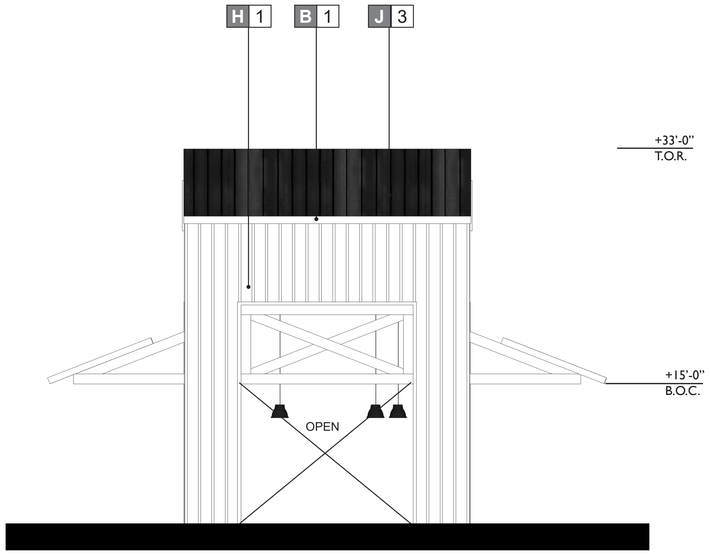
CONCEPTUAL DESIGN
AUGUST 5, 2022

0 4 8 16
SCALE: ⅛" = 1'-0"

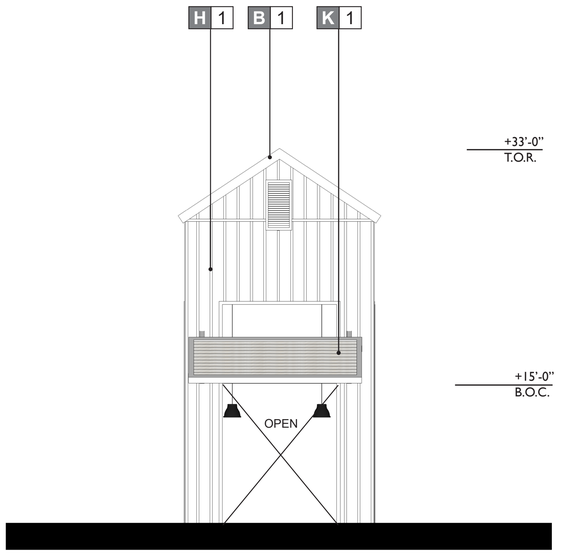
ELEVATIONS
SHOPS 1



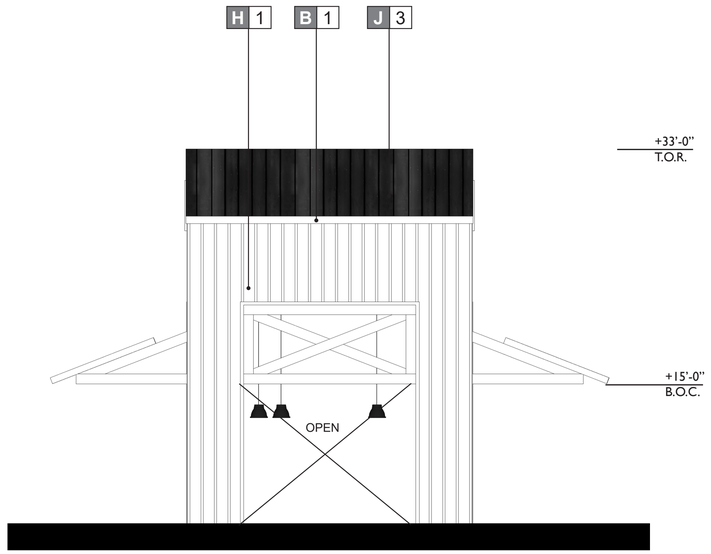
① SOUTH ELEVATION (FRONT)



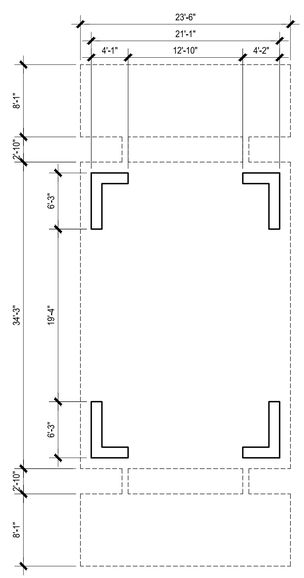
② WEST ELEVATION (LEFT)



③ NORTH ELEVATION (BACK)



④ EAST ELEVATION (RIGHT)



⑤ PLAZA SHADE STRUCTURE PLAN

NOTE: SIGNAGE IS CONCEPTUAL AND UNDER SEPARATE SUBMITTAL, THEREFORE THEY ARE SUBJECT TO CHANGE.

MATERIALS

A	**SIGNAGE**	G	**ALUMINUM STOREFRONT:** ARCADIA-AB7 #88 "STANDARD DARK BRONZE"	M	**ARCHITECTURAL FEATURE**	1	**PAINT**: BENJAMIN MOORE - BM2121-70 "CHANTILLY LACE"
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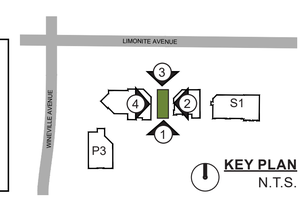
C	**METAL CANOPY**	I	**GREEN WIRE FRAME TRELLIS**	O		3	**PAINT:** BENJAMIN MOORE- BMCW-720 "BLACK"
D	**STUCCO**	J	**STANDING SEAM METAL ROOF**	P		4	
E	**STONE VENEER:** CORONADO - 3" SPLIT LIMESTONE "WHITE"	K	**TRELLIS**	Q		5	
F	**BRICK VENEER:** ELDORADO STONE - TUNDRABRICK "CHALK DUST"	L	**ART MURAL**	R		6	

FINISHES



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LIMONITE & WINEVILLE
JURUPA VALLEY, CA # 2021-1308

CONCEPTUAL DESIGN
AUGUST 5, 2022

0 4 8 16
SCALE: ⅛" = 1'-0"

PLAN & ELEVATIONS
PLAZA SHADE STRUCTURE

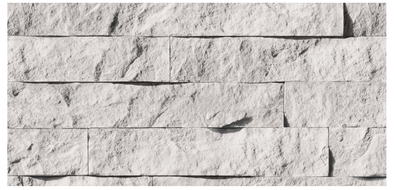
1 “CHANTILLY LACE”
BM2121-70
BENJAMIN MOORE



2 “BITTER SWEET CHOCOLATE”
BM2130-10
BENJAMIN MOORE



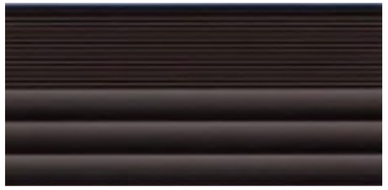
2 “BLACK”
BMCW-720
BENJAMIN MOORE



E CORONADO STONE - 3” SPLIT LIMESTONE - “WHITE”

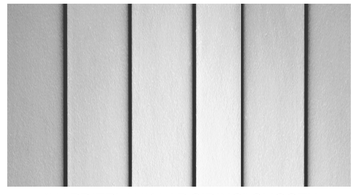


F ELDORADO STONE - TUNDRABRICK - “CHALK DUST”



G ALUMINUM STOREFRONT - DARK BRONZE AB-6, ARCADIA

H BOARD AND BATTON: ”HARDIEPANEL VERTICAL SIDING” SMOOTH, JAMES HARDIE



N “HARDIEPLANK LAP SIDING” SMOOTH, JAMES HARDIE

MATERIALS

A	**SIGNAGE**	G	**ALUMINUM STOREFRONT:** ARCADIA-AB7 #88 "STANDARD DARK BRONZE"	M	**ARCHITECTURAL FEATURE**	1	**PAINT**: BENJAMIN MOORE - BM2121-70 "CHANTILLY LACE"
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FINISHES

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Rancho Cucamonga, CA 91730

LIMONITE & WINEVILLE
JURUPA VALLEY, CA # 2021-1308

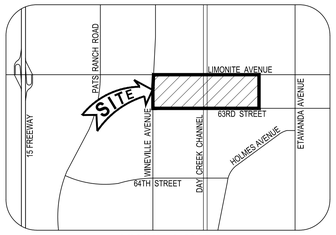
CONCEPTUAL DESIGN
AUGUST 5, 2022

COLOR/ MATERIALS BOARD

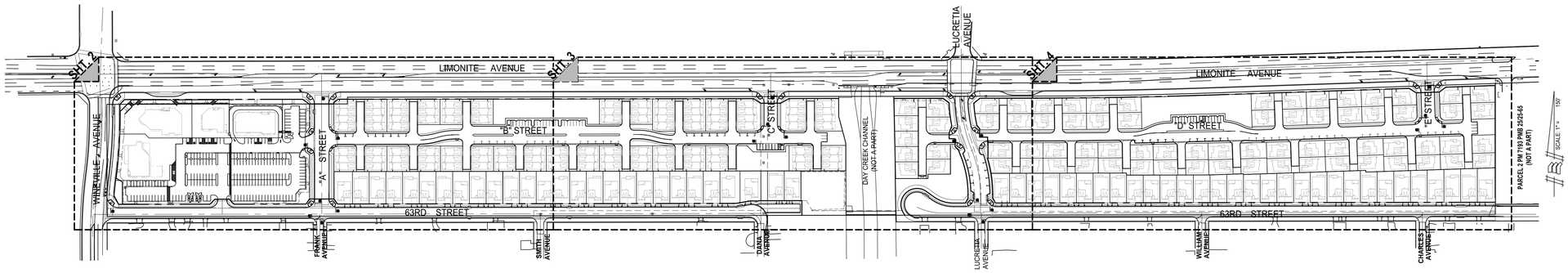
CONCEPTUAL GRADING PLAN

TTM 38541

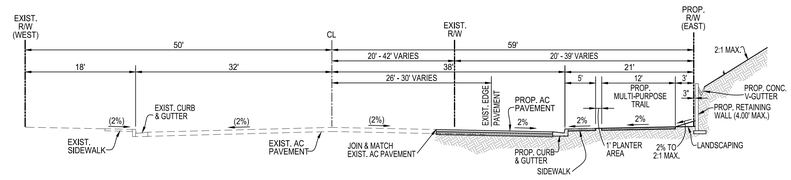
CITY OF JURUPA VALLEY, IN THE COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



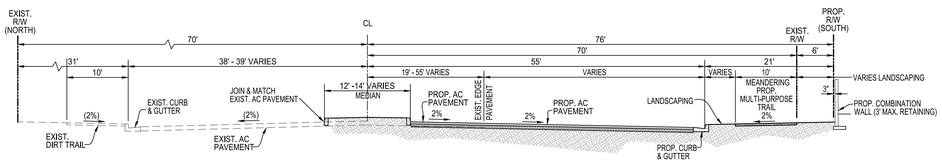
VICINITY MAP
SCALE: 1"=150'



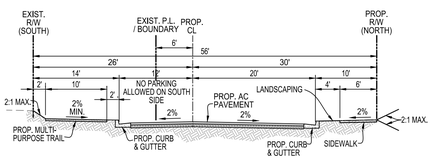
INDEX MAP
SCALE: 1"=150'



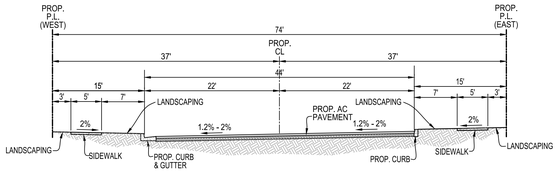
WINEVILLE AVENUE
TYPICAL SECTION
ARTERIAL HIGHWAY, MODIFIED STD. NO. 92
SCALE: 1" = 10'



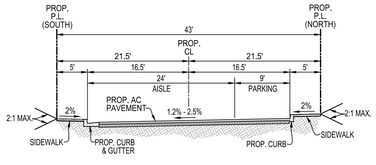
LIMONITE AVENUE
TYPICAL SECTION
MAJOR HIGHWAY, MODIFIED STD. NO. 93
SCALE: 1" = 10'



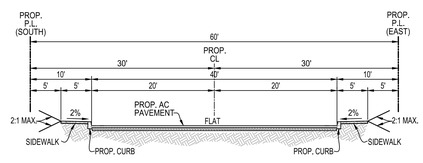
63rd STREET
TYPICAL SECTION
MODIFIED RESTRICTED LOCAL STREET
SCALE: 1" = 10'



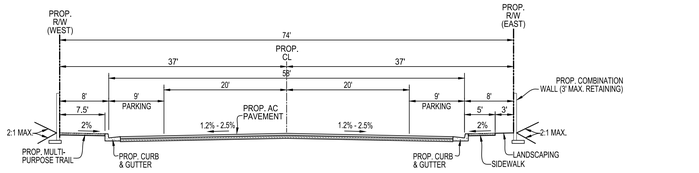
"A" STREET
TYPICAL SECTION
SCALE: 1" = 10'



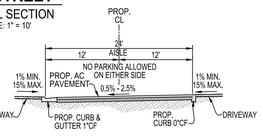
"B" STREET
TYPICAL SECTION
SCALE: 1" = 10'



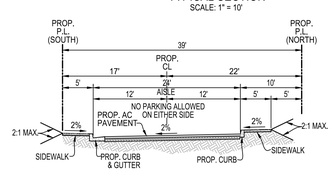
"C" STREET
TYPICAL SECTION
SCALE: 1" = 10'



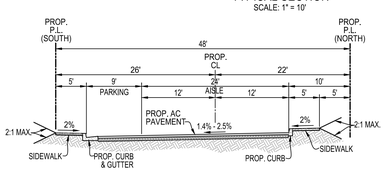
LUCRETIA AVENUE
TYPICAL SECTION
MODIFIED RESTRICTED LOCAL STREET
SCALE: 1" = 10'



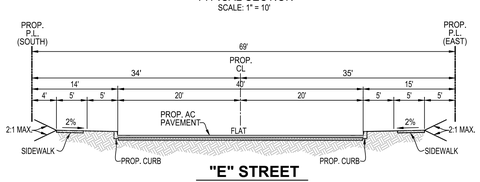
ALLEY STREETS
TYPICAL SECTION
SCALE: 1" = 10'



"D" STREET
TYPICAL SECTION
SCALE: 1" = 10'



"D" STREET
TYPICAL SECTION
SCALE: 1" = 10'



"E" STREET
TYPICAL SECTION
SCALE: 1" = 10'

EXISTING EASEMENTS

1. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
   RECORDED: 8/17/1979 AS INSTRUMENT NO. 1979-174303, OF OFFICIAL RECORDS.
   FOR: A RIGHT OF WAY 20 FEET IN WIDTH TO ERECT, CONSTRUCT, RECONSTRUCT, REPLACE, REPAIR, MAINTAIN, AND USE A PIPELINE OR PIPELINES FOR ANY AND ALL PURPOSES, TOGETHER WITH THEIR NECESSARY FIXTURES AND APPURTENANCES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES.
   IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT
2. AN INSTRUMENT ENTITLED "FINAL ORDER OF CONDEMNATION" RECORDED 08/31/2004 AS INSTRUMENT NO. 2004-691708 OF OFFICIAL RECORDS, WHICH PROVIDES FOR AN EASEMENT FOR STREET AND TEMPORARY CONSTRUCTION.
3. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
   RECORDED: 2/15/2017 AS INSTRUMENT NO. 2017-66724, OF OFFICIAL RECORDS.
   FOR: PERMANENT SEWER EASEMENT AND RIGHT OF WAY IN, OVER, UPON, UNDER, AND ACROSS THE LANDS HEREINAFTER DESCRIBED TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, TOGETHER WITH ANY EASEMENT ROADS AND APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, SEWER LINE AND APPURTENANCES, AND FOR THE INGRESS AND EGRESS THROUGH THE ENTIRE EASEMENT AREA AND RIGHT OF WAY AND INCIDENTAL PURPOSES.
   IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY

PROPOSED EASEMENTS

4. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
   RECORDED: _____ AS INSTRUMENT NO. _____, OF OFFICIAL RECORDS.
   FOR: PERMANENT JURUPA AREA RECREATION AND PARK DISTRICT (JARPD) COMMUNITY TRAIL AND PEDESTRIAN / EQUESTRIAN BRIDEGE EASEMENT AND RIGHT OF WAY IN, OVER, UPON, UNDER, AND ACROSS THE LANDS HEREINAFTER DESCRIBED TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, TOGETHER WITH ANY EASEMENT APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, COMMUNITY TRAIL AND PEDESTRIAN / EQUESTRIAN BRIDGE AND APPURTENANCES, AND FOR THE INGRESS AND EGRESS THROUGH THE ENTIRE EASEMENT AREA AND RIGHT OF WAY AND INCIDENTAL PURPOSES.
   IN FAVOR OF : JURUPA AREA RECREATION AND PARK DISTRICT (JARPD)

NOTE:

1. CONCEPTUAL PLAN ONLY. TO BE DEVELOPED FURTHER DURING DESIGN PHASE.
2. ALL WALLS WILL HAVE ANTI-GRAFFITI COATING.
3. ALL STREET LIGHTS WILL MEET LED REQUIREMENTS AND EXISTING STREET LIGHTS WILL BE MODIFIED TO MEET LED REQUIREMENTS.

EARTHWORK QUANTITIES:

56,119 C.Y. CUT (RAW)
107,729 C.Y. FILL (RAW)
NET: 51,610 C.Y. IMPORT

NOTE: EARTHWORK QUANTITIES DO NOT INCLUDE EARTHWORK FOR REMEDIAL PURPOSES, OVER-EXCAVATION, OR ORGANIC REMOVAL. QUANTITIES FOR PERMIT PURPOSES ONLY. CONTRACTOR SHALL CONFORM ALL QUANTITIES WITH ENGINEER.

BASIS OF BEARINGS:

THE BEARING OF N89°54'28"E, ALONG THE CENTERLINE OF LIMONITE AVENUE, AS SHOWN ON PARCEL MAP No. 7139, AS PER MAP RECORDED IN BOOK 25, PAGE 65, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, WAS USED AS THE BASIS OF BEARINGS.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF JURUPA VALLEY, STATE OF CALIFORNIA, COUNTY OF RIVERSIDE AND DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARCEL MAP No. 7139, AS SHOWN BY MAP ON FILE IN BOOK 25 PAGE 65 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT IN DOCUMENT RECORDED SEPTEMBER 17, 1987 AS INSTRUMENT No. 87-270632 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APNs:

157-250-011
157-250-013

ACREAGE

32.81 ACRES GROSS/OWNERSHIP
17.67 ACRES (WEST)
15.14 ACRES (EAST)

LAND USE

EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL AND COMMERCIAL
EXISTING ZONING:	C-1/C-P AND R-A
PROPOSED ZONING:	PUD-01

UTILITIES:

WATER & SEWER:	JURUPA VALLEY COMMUNITY SERVICES DISTRICT.....PHONE:(951) 685-7434
ELECTRIC:	SO. CAL. EDISON.....PHONE:(800) 655-4555
GAS:	SO. CAL. GAS CO.....PHONE:(800) 427-2200
TELEPHONE:	VERIZON WIRELESS.....PHONE:(951) 361-1850
CABLE:	SPECTRUM.....PHONE:(888) 408-7063

TOPOGRAPHIC INFORMATION:

AERIAL TOPOGRAPHIC SURVEY USING LIDAR TECHNOLOGY ON 02/16/2022.

ABBREVIATIONS AND LEGEND:

AC	ASPHALTIC CONCRETE
CB	CATCH BASIN
CF	CURB FACE
CL	CENTERLINE
FL	FLOWLINE
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
R/W	RIGHT OF WAY
TC	TOP OF CURB
TG	TOP OF GRATE
TRW	TOP OF RETAINING WALL
SD	STORM DRAIN
	GRADE BREAK LINE
	STREET CENTERLINE
	PROPOSED FLOWLINE
	EXISTING EASEMENT
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	SLOPE
	EXISTING CURB AND GUTTER
	EXISTING EDGE OF PAVEMENT
	PROPOSED RETAINING WALL
	PROPOSED STORM DRAIN CATCH BASIN
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT
150'/25 MPH	PROPOSED LINE-OF-SIGHT
	PROPOSED DRIVEWAY
	EXISTING DRIVEWAY / APPROACH
1249	EXISTING CONTOUR
-1249	PROPOSED CONTOUR
97.61	PROPOSED ELEVATION
(97.61)	EXISTING ELEVATION

GEOTECHNICAL ENGINEER

PETRA GEOSCIENCES, INC.
CONTACT: DOUG JOHNSTON
10880 COUNTY CENTER DRIVE, SUITE M
TEMECULA, CA. 92591
(951) 600-9271

CIVIL ENGINEER:

MADOLE AND ASSOCIATES, INC.
9302 PITTSBURGH AVENUE, SUITE 230
RANCHO CUCAMONGA, CA 91730
CONTACT: MARK BERTONE
PHONE: (909) 481-6322

DEVELOPER/APPLICANT:

DIVERSIFIED PACIFIC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CALIFORNIA 91730
CONTACT: JASON HOLT
PHONE: (909) 481-1150

REVISED: 03-26-2024
REVISED: 10-31-2023
REVISED: 02-24-2023
REVISED: 08-22-2022
DATED: 09-11-2024

WDID#: _____ MA_____

LIMONITE AND WINEVILLE
SEC LIMONITE AVENUE AT WINEVILLE AVENUE
CITY OF JURUPA VALLEY, CA.

DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	

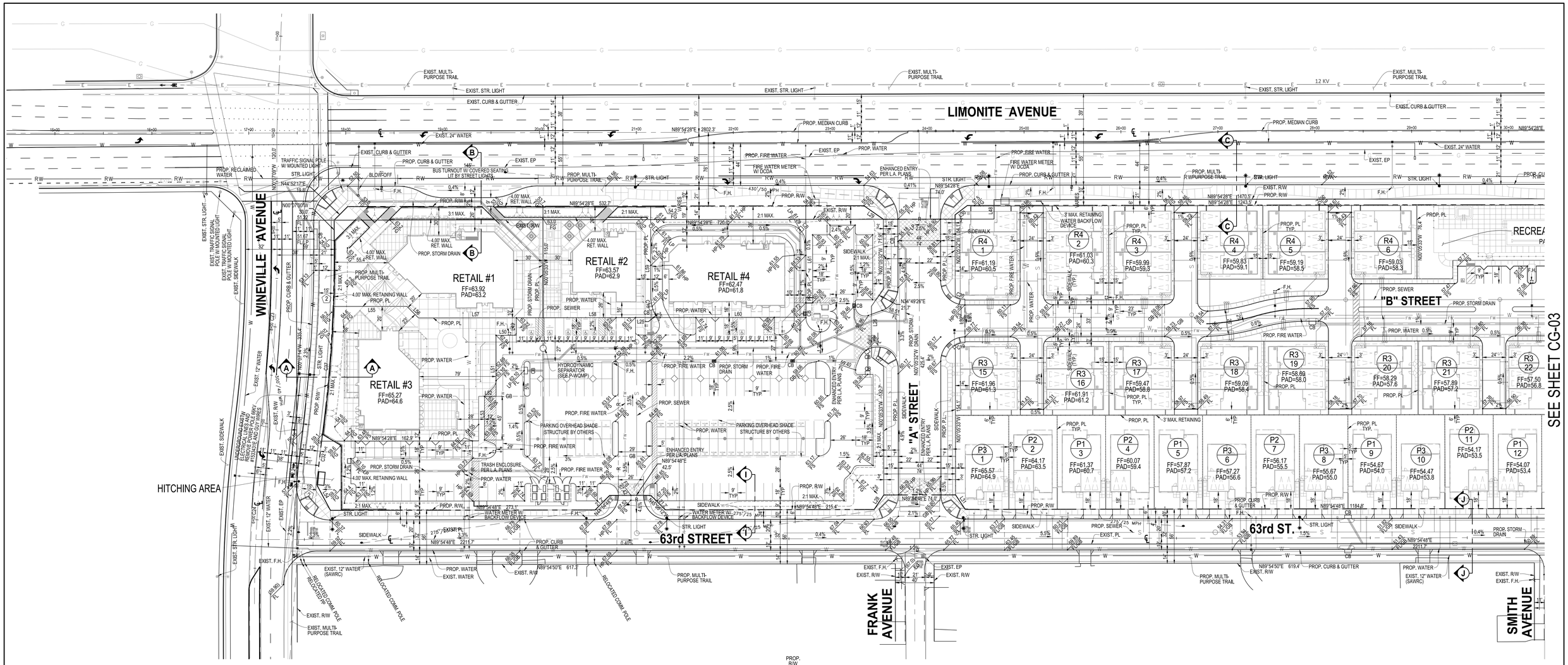
PREPARED UNDER THE SUPERVISION OF:

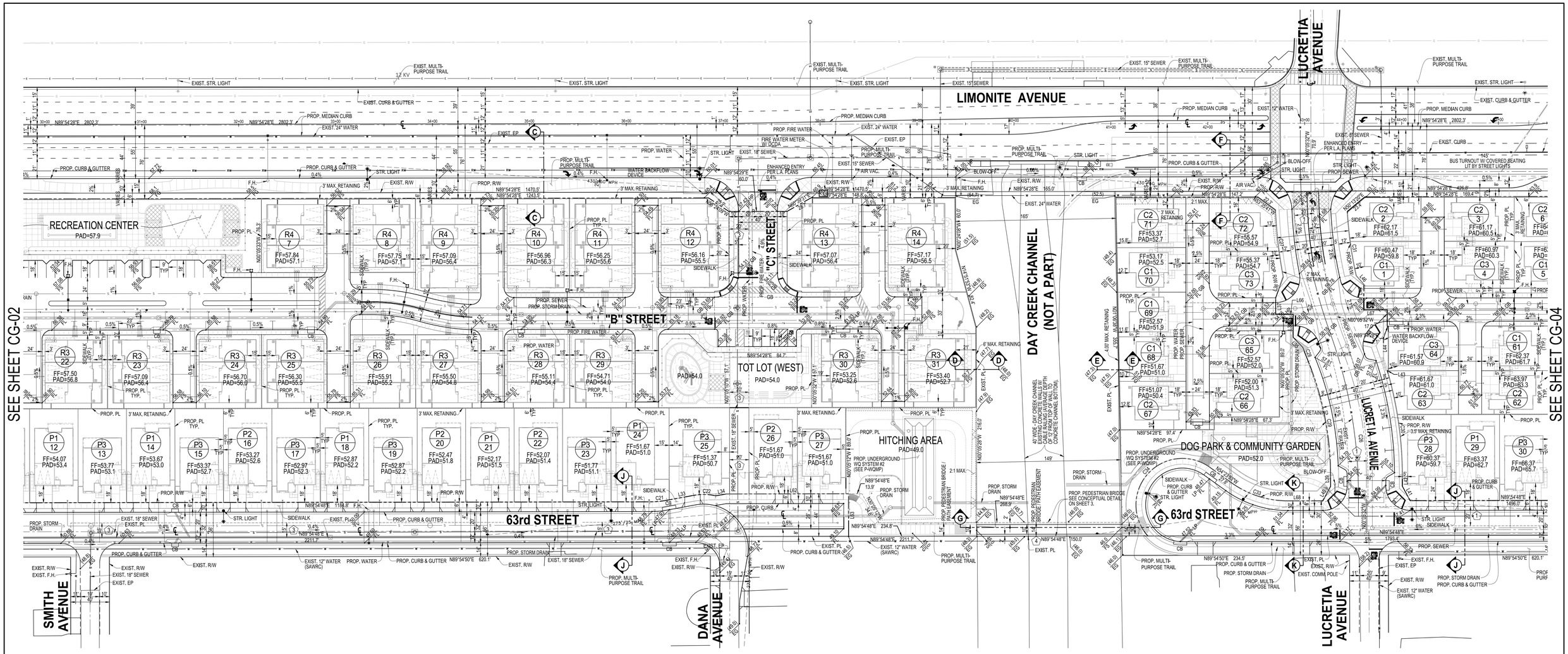
MADOLE & ASSOCIATES, INC.
Engineering Communities for Life
9302 PITTSBURGH AVE., SUITE 230
RANCHO CUCAMONGA, CA. 91730
PHONE: 909.481.6322
FAX: 909.481.6320

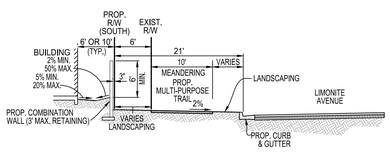
TENTATIVE TRACT MAP NO. 38541
CONCEPTUAL GRADING PLANS
CITY OF JURUPA VALLEY

SHEET NO.
CG-01
OF 4 SHEETS
PLAN NUMBER
TTM 38541

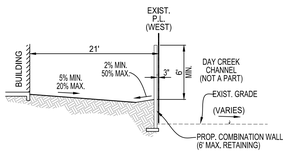
J:\JURUPA VALLEY\TTM 38541\Conceptual Grading\CG_01.dwg


LIMONITE AVENUE
WINEVILLE AVENUE
FRANK AVENUE
SMITH AVENUE
"A" STREET
"B" STREET
63rd STREET
63rd ST.
RETAIL #1
FF=63.92
PAD=63.2
RETAIL #2
FF=63.57
PAD=62.9
RETAIL #3
FF=65.27
PAD=64.6
RETAIL #4
FF=62.47
PAD=61.8
HITCHING AREA
HYDRODYNAMIC SEPARATOR (SEE P-WOMP)
PARKING OVERHEAD SHADE STRUCTURE BY OTHERS
TRASH ENCLOSURE PER L.A. PLANS
ENHANCED ENTRY PER L.A. PLANS
WATER METER W/ BACKFLOW DEVICE
FIRE WATER METER W/ DCDA
BUS TURNOUT W/ COVERED SEATING LIT BY STREET LIGHTS
TRAFFIC SIGNAL POLE W/ MOUNTED LIGHT
PROP. RECLAIMED WATER
EXIST. MULTI-PURPOSE TRAIL
PROP. MULTI-PURPOSE TRAIL
EXIST. STR. LIGHT
PROP. STR. LIGHT
EXIST. CURB & GUTTER
PROP. CURB & GUTTER
PROP. MEDIAN CURB
EXIST. 24" WATER
PROP. WATER
PROP. FIRE WATER
EXIST. EP
PROP. STORM DRAIN
PROP. SEWER
EXIST. 12" WATER (SAWRC)
EXIST. R/W
PROP. R/W
EXIST. F.H.
PROP. F.H.
RELOCATED COMM POLE
EXIST. TRAFFIC SIGNAL POLE W/ MOUNTED LIGHT
EXIST. TRAFFIC SIGNAL POLE W/ MOUNTED LIGHT
EXIST. SIDEWALK
EXIST. 12" WATER
EXIST. EP
EXIST. STR. LIGHT
EXIST. F.H.
PROP. RECLAIMED WATER
PROP. CURB & GUTTER
PROP. MULTI-PURPOSE TRAIL
4.00' MAX. RET. WALL
4.00' MAX. RETAINING WALL
3:1 MAX.
2:1 MAX.
BLOWOFF
PROP. PL
PROP. P.L.
PROP. R/W
PROP. WATER
PROP. SEWER
PROP. FIRE WATER
PROP. STORM DRAIN
PROP. STORM DRAIN
PROP. CURB & GUTTER
PROP. MULTI-PURPOSE TRAIL
PROP. PL
PROP. WATER
PROP. FIRE WATER
PROP. STORM DRAIN
PROP. SEWER
PROP. WATER
PROP. FIRE WATER
PROP. STORM DRAIN
PROP. FIRE WATER
PROP. WATER
PROP. FIRE WATER
PROP. WATER
PROP. FIRE WATER
PROP. WATER





SECTION C-C
SCALE: 1" = 10'



SECTION D-D
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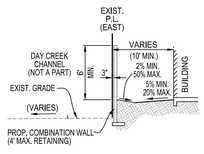

SECTION E-E
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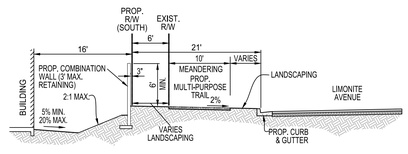
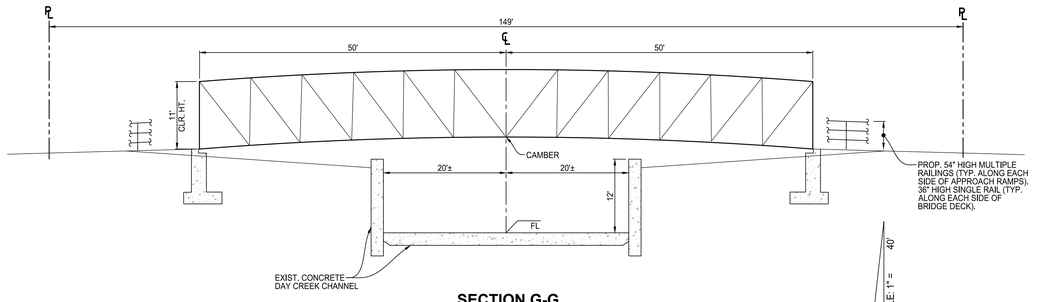


SECTION F-F
SCALE: 1" = 10'



SECTION G-G
SCALE: 1" = 10'

EXISTING EASEMENTS

(1) PROVISIONS OF THE DEDICATION STATEMENT OF A PARCEL MAP
FILED: IN BOOK 25, PAGE 65, OF PARCEL MAPS
WHICH RECITE: THE FLOOD PLAINS MUST BE KEPT FREE OF ALL DWELLING UNITS. THE PORTION OF THE FLOOD PLAIN WITHIN PARCEL 2 IS SUBJECT TO INUNDATION AND MUST BE KEPT FREE OF ALL DWELLING UNITS.

(2) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 8/17/1979 AS INSTRUMENT NO. 1979-174303, OF OFFICIAL RECORDS.
FOR : A RIGHT OF WAY 20 FEET IN WIDTH TO ERECT, CONSTRUCT, RECONSTRUCT, REPLACE, REPAIR, MAINTAIN, AND USE A PIPELINE OR PIPELINES FOR ANY AND ALL PURPOSES. TOGETHER WITH THEIR NECESSARY FIXTURES AND APPURTENANCES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES.
IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT

(3) AN INSTRUMENT ENTITLED "FINAL ORDER OF CONDEMNATION" RECORDED 08/31/2004 AS INSTRUMENT NO. 2004-691708 OF OFFICIAL RECORDS, WHICH PROVIDES FOR AN EASEMENT FOR STREET AND TEMPORARY CONSTRUCTION.

(4) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 2/15/2017 AS INSTRUMENT NO. 2017-66724, OF OFFICIAL RECORDS.
FOR : PERMANENT SEWER EASEMENT AND RIGHT OF WAY IN, OVER, UPON, UNDER, AND ACROSS THE LANDS HEREINAFTER DESCRIBED TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, TOGETHER WITH ANY EASEMENT ROADS AND APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, SEWER LINE AND APPURTENANCES, AND FOR THE INGRESS AND EGRESS THROUGH THE ENTIRE EASEMENT AREA AND RIGHT OF WAY AND INCIDENTAL PURPOSES.
IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY

PROPOSED EASEMENTS

(5) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: _____ AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS.
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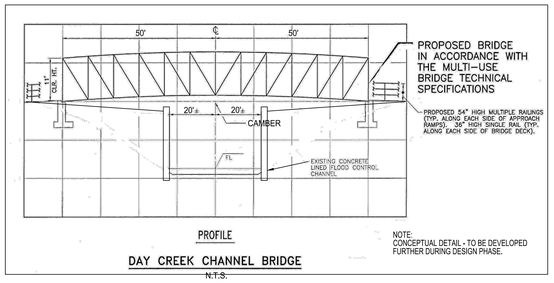
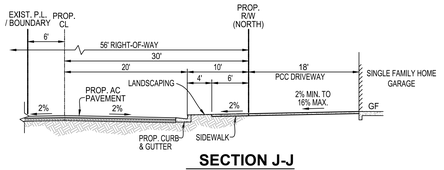
IN FAVOR OF : JURUPA AREA RECREATION AND PARK DISTRICT (JARPD)



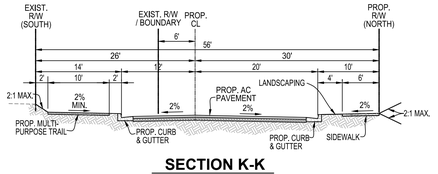
PROFILE

DAY CREEK CHANNEL BRIDGE
N.T.S.

NOTE:
CONCEPTUAL DETAIL - TO BE DEVELOPED FURTHER DURING DESIGN PHASE.



SECTION J-J
SCALE: 1" = 10'



SECTION K-K
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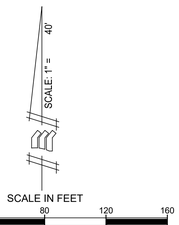

REVISED: 03-26-2024
REVISED: 10-31-2023
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REVISED: 08-22-2022
DATED: 09-11-2024

WDID#: _____ MA_____

LIMONITE AND WINEVILLE
SEC LIMONITE AVENUE AT WINEVILLE AVENUE
CITY OF JURUPA VALLEY, CA.

DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	

PREPARED UNDER THE SUPERVISION OF:

MADOLE & ASSOCIATES, INC.
Engineering Communities for Life

9302 PITTSBURGH AVE., SUITE 230
RANCHO CUCAMONGA, CA. 91730
PHONE: 909.4816322
FAX: 909.4816320

TENTATIVE TRACT MAP NO. 38541
CONCEPTUAL GRADING PLANS

CITY OF JURUPA VALLEY

SHEET NO. CG-03
OF 4 SHEETS
PLAN NUMBER
TTM 38541

C:\JOBS\JN 3-1766-2\3D\Xref\Xref VCS Conceptual Grading VCS_D3.dwg

SEE SHEET CG-03

LIMONITE AVENUE

"D" STREET

"D" ST.

"E" ST.

63rd STREET

WILLIAM AVENUE

CHARLES AVENUE

TOT-LOT (EAST)
PAD=68.7

PARCEL 2 PM 7193
PMB 25/25-65
(NOT A PART)

EXISTING EASEMENTS

(1) PROVISIONS OF THE DEDICATION STATEMENT OF A PARCEL MAP
FILED: IN BOOK 25, PAGE 65, OF PARCEL MAPS
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IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT

(3) AN INSTRUMENT ENTITLED "FINAL ORDER OF CONDEMNATION" RECORDED 08/31/2004 AS INSTRUMENT NO. 2004-691708 OF OFFICIAL RECORDS, WHICH PROVIDES FOR AN EASEMENT FOR STREET AND TEMPORARY CONSTRUCTION.

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IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY

PROPOSED EASEMENTS

(5) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: AS INSTRUMENT NO. OF OFFICIAL RECORDS.
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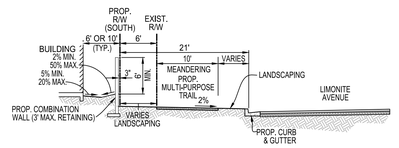
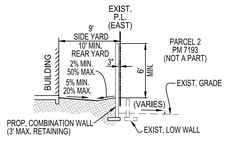
IN FAVOR OF : JURUPA AREA RECREATION AND PARK DISTRICT (JARPD)



SECTION C-C
SCALE: 1" = 10'



SECTION H-H
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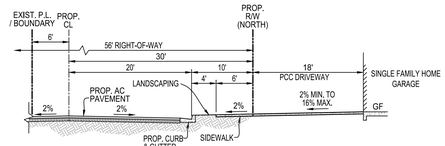

SECTION J-J
SCALE: 1" = 10'

SCALE: 1" = 40'

SCALE IN FEET
0 40 80 120 160

REVISED: 03-26-2024
REVISED: 10-31-2023
REVISED: 02-24-2023
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DATED: 09-11-2024

WDID#: _____ MA_____

LIMONITE AND WINEVILLE
SEC LIMONITE AVENUE AT WINEVILLE AVENUE
CITY OF JURUPA VALLEY, CA.

DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	

PREPARED UNDER THE SUPERVISION OF:
MADOLE & ASSOCIATES, INC.
Engineering Communities for Life
9302 PITTSBURGH AVE., SUITE 230
RANCHO CUCAMONGA, CA. 91730
PHONE: 909.481.6322
FAX: 909.481.6320

TENTATIVE TRACT MAP NO. 38541
CONCEPTUAL GRADING PLANS

CITY OF JURUPA VALLEY

SHEET NO. CG-04 OF 4 SHEETS
PLAN NUMBER TTM 38541

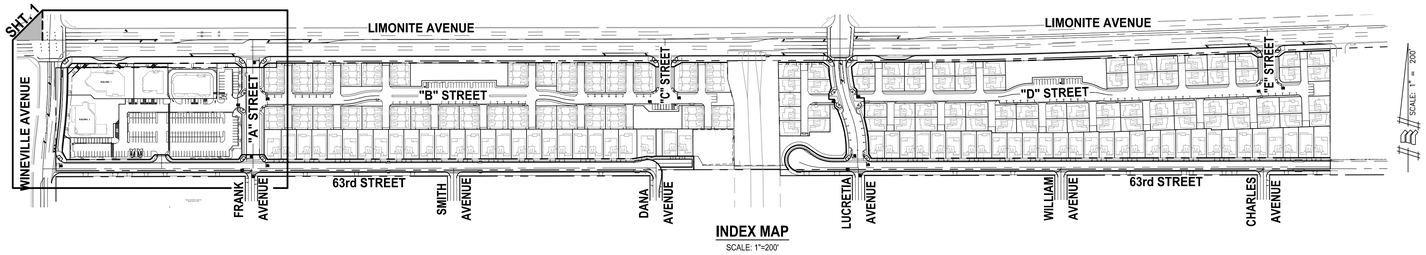
EARTHWORK DRAWING PATH: J:\TMs-2530\Exhibits\CG Conceptual Grading\CG_04.dwg

COLLECTION TRUCK CIRCULATION EXHIBIT

TTM 38541

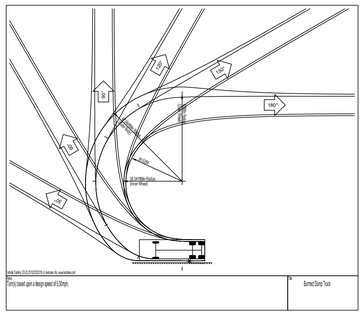
CITY OF JURUPA VALLEY, IN THE COUNTY OF RIVERSIDE

STATE OF CALIFORNIA

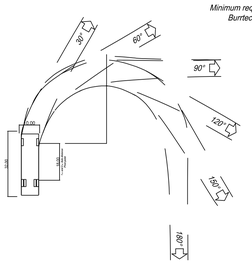


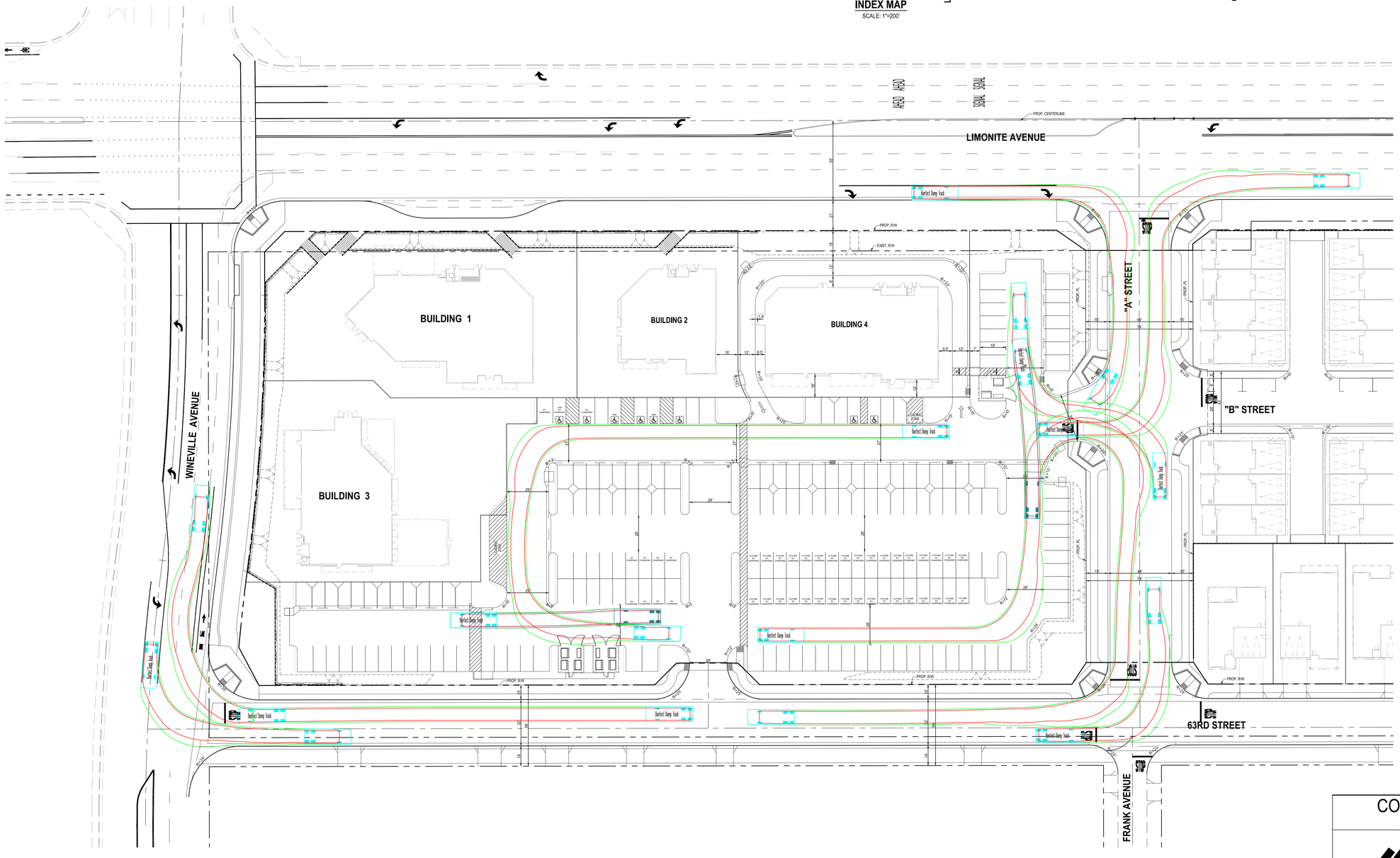
INDEX MAP

SCALE: 1"=200'



Minimum required turn space for Burrtec service trucks





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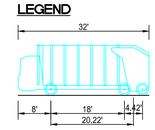


BURRTEC DUMP TRUCK	
OVERALL LENGTH	32.00 FT
OVERALL WIDTH OVERALL	10.33 FT
BODY HEIGHT MIN BODY	12.33 FT
GROUND CLEARANCE	1.05 FT
TRACK WIDTH	8.50 FT
LOCK-TO-LOCK TIME CURB	4.00 SEC
TO CURB TURNING RADIUS	42.00 FT

SCALE: 1" = 30'

SCALE: 1"=30'

0 30 60 90 80

DATED: 09-11-2024

COLLECTION TRUCK CIRCULATION EXHIBIT

TENTATIVE TRACT NO. 38541

MADOLE & ASSOCIATES, INC.
Engineering Communities for Life
9302 PITTSBURGH AVE., SUITE 230
RANCHO CUCAMONGA, CA. 91730
PHONE: 909.481.6322
FAX: 909.481.6320

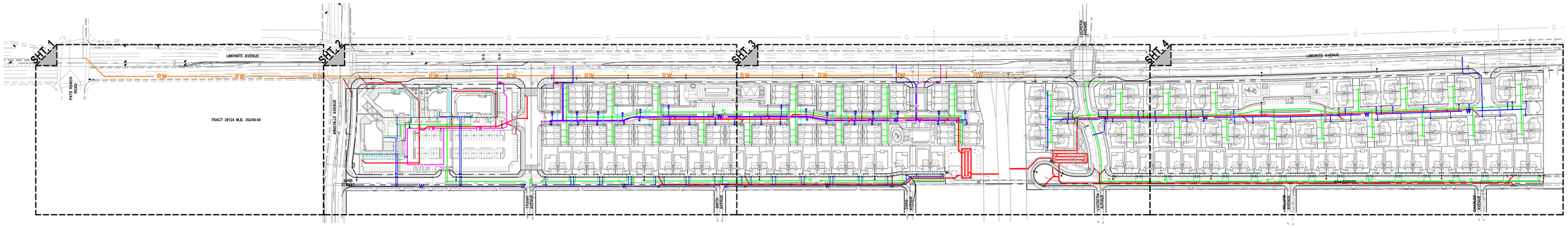
SCALE: AS SHOWN

JOB NUMBER: 766-2932

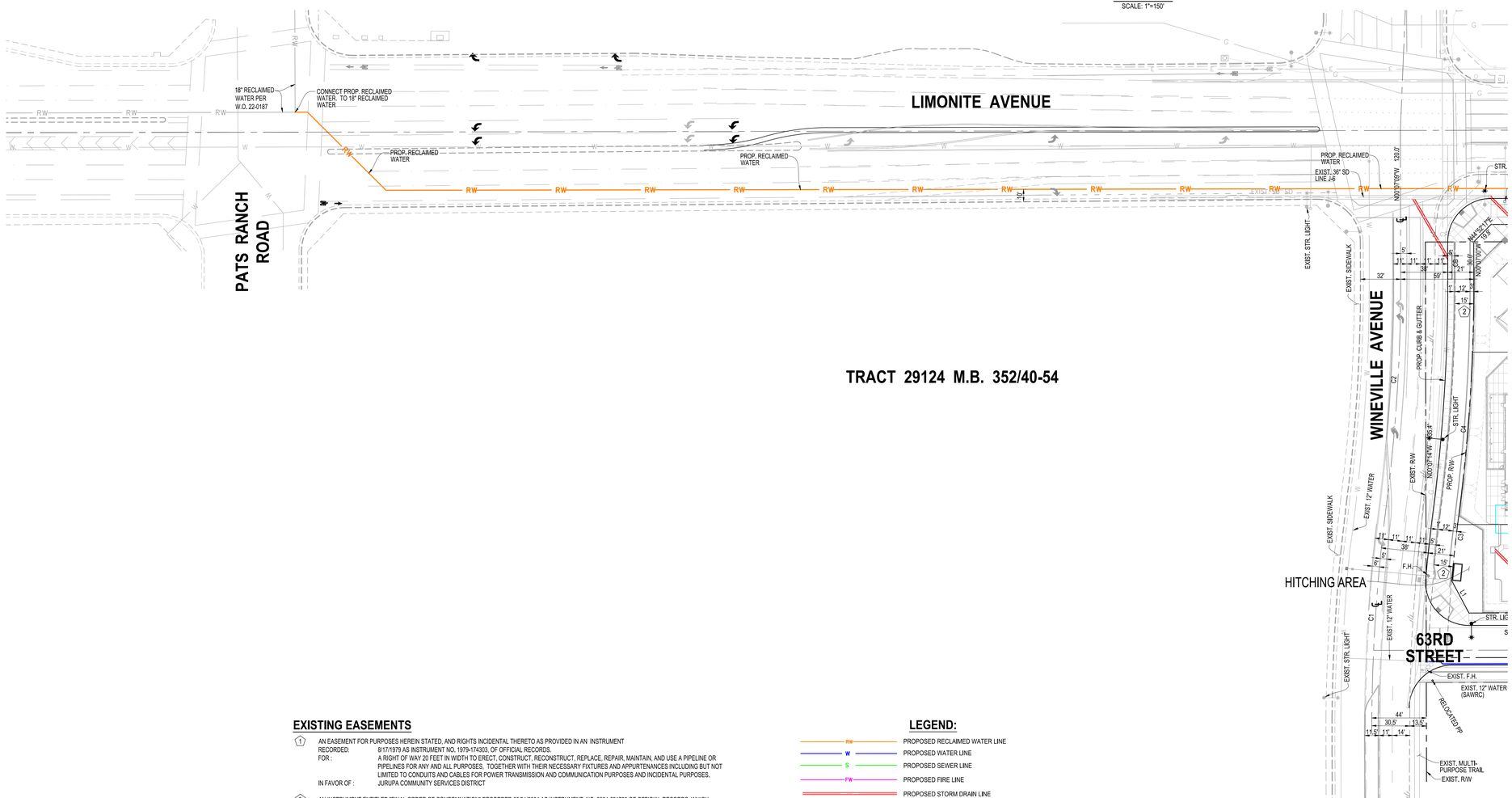
SHEET: 01 OF 01

JN: 766-2932 TENTATIVE TRACT MAP 38541

EJARQUIN DRAWING PATH J:\766-2932\tentative\Exhibits\BurrtecCollectionTrashTruckCirculationExhibit\CollectionTruckCirculationExhibit.dwg



INDEX MAP
SCALE: 1"=150'



TRACT 29124 M.B. 352/40-54

DEVELOPER/APPLICANT:

DIVERSIFIED PACIFIC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CALIFORNIA 91730
CONTACT: JASON HOLT
PHONE: (909) 481-1150

CIVIL ENGINEER:

MADOLE AND ASSOCIATES, INC.
9302 PITTSBURGH AVENUE, SUITE 230
RANCHO CUCAMONGA, CA 91730
CONTACT: MARK BERTONE
PHONE: (909) 481-6322

GEOTECHNICAL ENGINEER

PETRA GEOSCIENCES, INC.
10880 COUNTY CENTER DRIVE, SUITE M
TEMECULA, CA. 92591
CONTACT: DOUG JOHNSTON
(951) 600-9271

ACREAGE

32.81 ACRES GROSS/OWNERSHIP
17.67 ACRES (WEST)
15.14 ACRES (EAST)

LAND USE

EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL AND COMMERCIAL
EXISTING ZONING:	C-1/C-P AND R-A
PROPOSED ZONING:	PUD-01

UTILITIES:

WATER & SEWER:	JURUPA VALLEY COMMUNITY SERVICES DISTRICT.....PHONE:(951) 685-7434
ELECTRIC:	SO. CAL. EDISON.....PHONE:(800) 655-4555
GAS:	SO. CAL. GAS CO.....PHONE:(800) 427-2200
TELEPHONE:	VERIZON WIRELESS.....PHONE:(951) 361-1850
CABLE:	SPECTRUM.....PHONE:(888) 408-7063

TOPOGRAPHIC INFORMATION:

AERIAL TOPOGRAPHIC SURVEY USING LIDAR TECHNOLOGY ON 02/16/2022.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF JURUPA VALLEY, STATE OF CALIFORNIA, COUNTY OF RIVERSIDE AND DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARCEL MAP No. 7139, AS SHOWN BY MAP ON FILE IN BOOK 25 PAGE 65 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT IN DOCUMENT RECORDED SEPTEMBER 17, 1987 AS INSTRUMENT No. 87-270632 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APNs:

157-250-011
157-250-013

NOTE:

1. CONCEPTUAL PLAN ONLY. TO BE DEVELOPED FURTHER DURING DESIGN PHASE.
2. ALL STREET LIGHTS WILL MEET LED REQUIREMENTS AND EXISTING STREET LIGHTS WILL BE MODIFIED TO MEET LED REQUIREMENTS.

BASIS OF BEARINGS:

THE BEARING OF N89°54'28"E, ALONG THE CENTERLINE OF LIMONITE AVENUE, AS SHOWN ON PARCEL MAP No. 7139, AS PER MAP RECORDED IN BOOK 25, PAGE 65, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, WAS USED AS THE BASIS OF BEARINGS.

SCALE: 1" = 40'

SCALE IN FEET
0 20 40 60

EXISTING EASEMENTS

(1) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 8/17/1979 AS INSTRUMENT NO, 1979-174303, OF OFFICIAL RECORDS.
FOR : A RIGHT OF WAY 20 FEET IN WIDTH TO ERECT, CONSTRUCT, RECONSTRUCT, REPLACE, REPAIR, MAINTAIN, AND USE A PIPELINE OR PIPELINES FOR ANY AND ALL PURPOSES, TOGETHER WITH THEIR NECESSARY FIXTURES AND APPURTENANCES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES.
IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT

(2) AN INSTRUMENT ENTITLED "FINAL ORDER OF CONDEMNATION" RECORDED 08/31/2004 AS INSTRUMENT NO. 2004-691708 OF OFFICIAL RECORDS, WHICH PROVIDES FOR AN EASEMENT FOR STREET AND TEMPORARY CONSTRUCTION.

(3) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 2/15/2017 AS INSTRUMENT NO. 2017-66724, OF OFFICIAL RECORDS.
FOR : PERMANENT SEWER EASEMENT AND RIGHT OF WAY IN, OVER, UPON, UNDER, AND ACROSS THE LANDS HEREINAFTER DESCRIBED TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, TOGETHER WITH ANY EASEMENT ROADS AND APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, SEWER LINE AND APPURTENANCES, AND FOR THE INGRESS AND EGRESS THROUGH THE ENTIRE EASEMENT AREA AND RIGHT OF WAY AND INCIDENTAL PURPOSES.
IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY

PROPOSED EASEMENTS

(4) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: _____ AS INSTRUMENT NO _____ OF OFFICIAL RECORDS.
FOR : PERMANENT JURUPA AREA RECREATION AND PARK DISTRICT (JARPD) COMMUNITY TRAIL AND PEDESTRIAN / EQUESTRIAN BRIDEGE EASEMENT AND RIGHT OF WAY IN, OVER, UPON, UNDER, AND ACROSS THE LANDS HEREINAFTER DESCRIBED TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, TOGETHER WITH ANY EASEMENT APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, COMMUNITY TRAIL AND PEDESTRIAN / EQUESTRIAN BRIDGE AND APPURTENANCES, AND FOR THE INGRESS AND EGRESS THROUGH THE ENTIRE EASEMENT AREA AND RIGHT OF WAY AND INCIDENTAL PURPOSES.
IN FAVOR OF : JURUPA AREA RECREATION AND PARK DISTRICT (JARPD)

LEGEND:

- PROPOSED RECLAIMED WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED FIRE LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED BUILDING FIRE LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

REVISED: 07-03-2024
REVISED: 03-19-2024
REVISED: 10-31-2023
REVISED: 02-24-2023
REVISED: 08-22-2022

DATED: 09-11-2024

LIMONITE AND WINEVILLE

SEC LIMONITE AVENUE AT WINEVILLE AVENUE
CITY OF JURUPA VALLEY, CA.

DATE	BY	MARK	REVISIONS	APPR.	DATE

ENGINEER — COUNTY

PREPARED UNDER THE SUPERVISION OF:

MADOLE & ASSOCIATES, INC.
Engineering Communities for Life

9302 PITTSBURGH AVE., SUITE 230
RANCHO CUCAMONGA, CA. 91730
PHONE: 909.481.6322
FAX: 909.481.6320

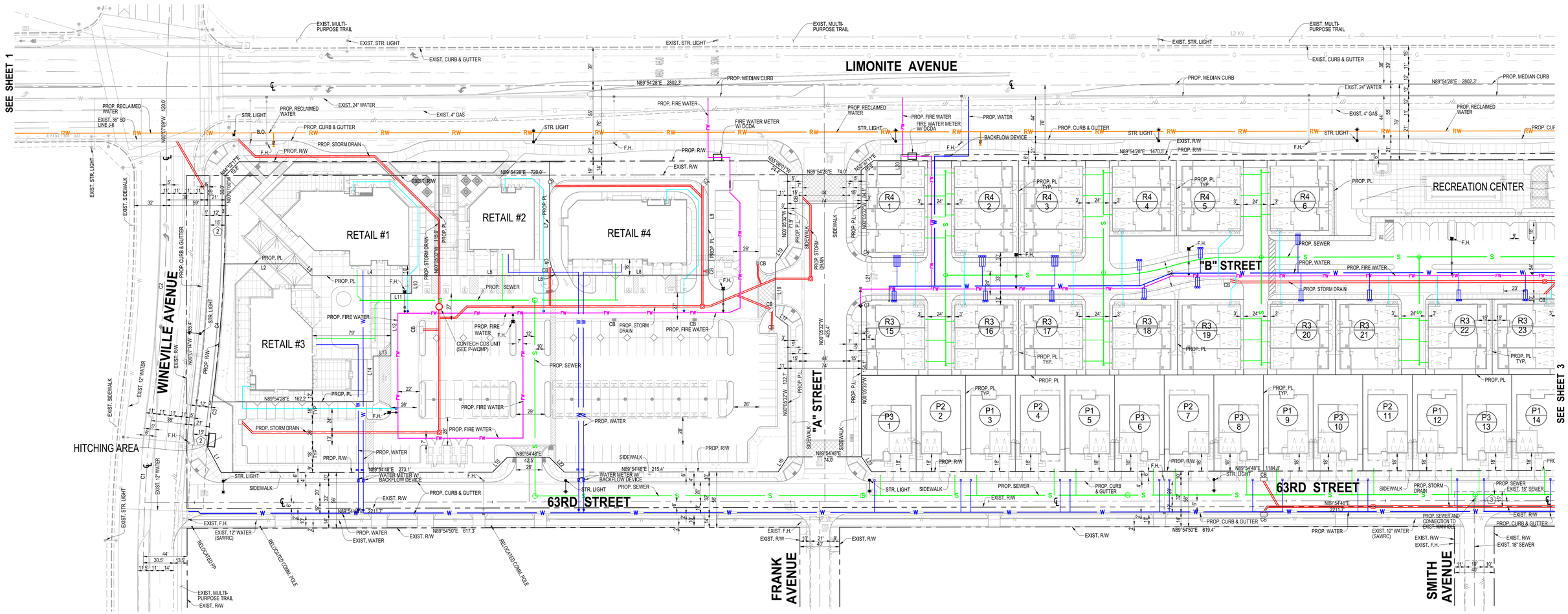
TENTATIVE TRACT MAP NO. 38541

CONCEPTUAL UTILITY PLAN

CITY OF JURUPA VALLEY

SHEET NO.
CU-01
OF 4 SHEETS
PLAN NUMBER
TTM 38541

E:\MADOLE DRAWING PATH\ A \TM#-2525\Tentative\CU Conceptual Utility\cu01.dwg



CURVE TABLE				
CURVE #	DELTA	LENGTH	RADIUS	TANGENT
C1	007°30'27"	183.44'	1400.00'	91.853'
C2	007°30'25"	183.43'	1400.00'	91.846'
C3	002°15'21"	52.82'	1341.72'	26.416'
C4	007°30'25"	191.16'	1458.99'	95.715'
C5	027°43'44"	20.33'	42.00'	10.366'
C6	031°45'25"	10.53'	19.00'	5.405'
C7	031°45'25"	10.53'	19.00'	5.405'
C8	010°17'46"	17.97'	100.00'	9.009'
C9	023°20'21"	22.81'	56.00'	11.566'
C10	199°11'56"	166.88'	48.00'	283.810'
C11	035°41'20"	62.29'	100.00'	32.192'
C12	022°00'13"	120.20'	313.00'	60.852'

CURVE TABLE				
CURVE #	DELTA	LENGTH	RADIUS	TANGENT
C13	001°55'17"	15.66'	467.00'	7.831'
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C17	016°08'57"	109.08'	387.00'	54.903'
C18	022°00'13"	134.41'	350.00'	68.045'
C21	001°49'21"	505.02'	15876.00'	252.534'
C22	001°49'21"	504.83'	15870.00'	252.438'
C23	001°49'21"	502.61'	15800.00'	251.325'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N28°01'29"W	29.76'
L2	N89°54'28"E	76.26'
L3	N45°05'32"W	16.97'
L4	N89°54'28"E	128.62'
L5	N89°54'28"E	117.12'
L6	N27°49'59"W	2.43'
L7	N00°05'33"W	93.33'
L8	N89°54'28"E	154.06'
L9	N00°05'32"W	115.02'
L10	N00°05'32"W	18.00'
L11	N89°54'28"E	21.01'
L12	N00°05'32"W	63.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	N89°54'28"E	18.00'
L14	N00°05'29"W	46.00'
L15	S44°54'48"W	21.21'
L16	N33°35'57"E	18.03'
L17	N52°35'19"W	15.68'
L18	N00°05'32"W	52.47'
L19	N34°49'26"E	21.74'
L20	N00°05'32"W	20.00'
L21	N00°05'34"W	45.00'
L22	N45°05'12"W	21.21'
L23	N33°48'45"W	18.04'
L24	N79°37'02"E	28.19'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L25	N80°03'51"E	11.08'
L26	N89°54'48"E	126.04'
L27	N00°04'21"W	43.98'
L28	N89°54'48"E	36.01'
L29	N27°58'55"E	17.00'
L30	N00°05'32"W	11.48'
L31	N43°48'09"W	14.42'
L32	N00°05'55"W	23.83'
L33	N89°54'28"E	18.00'
L34	N00°05'32"W	16.81'
L35	N19°59'17"E	22.89'
L36	N41°04'08"W	11.90'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L37	N00°05'32"W	26.26'
L38	N89°54'28"E	24.11'
L39	N00°05'32"W	17.00'
L40	N00°05'32"W	46.00'
L41	N89°54'30"E	1.03'
L42	N00°05'32"W	11.49'
L43	N28°09'47"W	17.00'

EXISTING EASEMENTS

1. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
   RECORDED: 8/17/1979 AS INSTRUMENT NO. 1979-174303, OF OFFICIAL RECORDS.
   FOR : A RIGHT OF WAY 20 FEET IN WIDTH TO ERECT, CONSTRUCT, RECONSTRUCT, REPLACE, REPAIR, MAINTAIN, AND USE A PIPELINE OR PIPELINES FOR ANY AND ALL PURPOSES, TOGETHER WITH THEIR NECESSARY FIXTURES AND APPURTENANCES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES.
   IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT
2. AN INSTRUMENT ENTITLED "FINAL ORDER OF CONDEMNATION" RECORDED 08/31/2004 AS INSTRUMENT NO. 2004-691708 OF OFFICIAL RECORDS, WHICH PROVIDES FOR AN EASEMENT FOR STREET AND TEMPORARY CONSTRUCTION.
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   RECORDED: 2/15/2017 AS INSTRUMENT NO. 2017-66724, OF OFFICIAL RECORDS.
   FOR : PERMANENT SEWER EASEMENT AND RIGHT OF WAY IN, OVER, UPON, UNDER, AND ACROSS THE LANDS HEREINAFTER DESCRIBED TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, TOGETHER WITH ANY EASEMENT ROADS AND APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, SEWER LINE AND APPURTENANCES, AND FOR THE INGRESS AND EGRESS THROUGH THE ENTIRE EASEMENT AREA AND RIGHT OF WAY AND INCIDENTAL PURPOSES.
   IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY

PROPOSED EASEMENTS

4. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
   RECORDED: _____ AS INSTRUMENT NO. _____, OF OFFICIAL RECORDS.
   FOR : PERMANENT JURUPA AREA RECREATION AND PARK DISTRICT (JARPD) COMMUNITY TRAIL AND PEDESTRIAN / EQUESTRIAN BRIDEGE EASEMENT AND RIGHT OF WAY IN, OVER, UPON, UNDER, AND ACROSS THE LANDS HEREINAFTER DESCRIBED TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, TOGETHER WITH ANY EASEMENT APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, COMMUNITY TRAIL AND PEDESTRIAN / EQUESTRIAN BRIDGE AND APPURTENANCES, AND FOR THE INGRESS AND EGRESS THROUGH THE ENTIRE EASEMENT AREA AND RIGHT OF WAY AND INCIDENTAL PURPOSES.
   IN FAVOR OF : JURUPA AREA RECREATION AND PARK DISTRICT (JARPD)

LEGEND:

- PROPOSED RECLAIMED WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED FIRE LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED BUILDING FIRE LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
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- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

REVISED: 07-03-2024
REVISED: 03-19-2024
REVISED: 10-31-2023
REVISED: 02-24-2023
REVISED: 08-22-2022
DATED: 09-11-2024

LIMONITE AND WINEVILLE

SEC LIMONITE AVENUE AT WINEVILLE AVENUE
CITY OF JURUPA VALLEY, CA.

DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	

PREPARED UNDER THE SUPERVISION OF:

MADOLE & ASSOCIATES, INC.
Engineering Communities for Life

9302 PITTSBURGH AVE., SUITE 230
RANCHO CUCAMONGA, CA. 91730
PHONE: 909.481.6322
FAX: 909.481.6320

TENTATIVE TRACT MAP NO. 38541

CONCEPTUAL UTILITY PLAN

CITY OF JURUPA VALLEY

SHEET NO. **CU-02** OF 4 SHEETS
PLAN NUMBER **TTM 38541**

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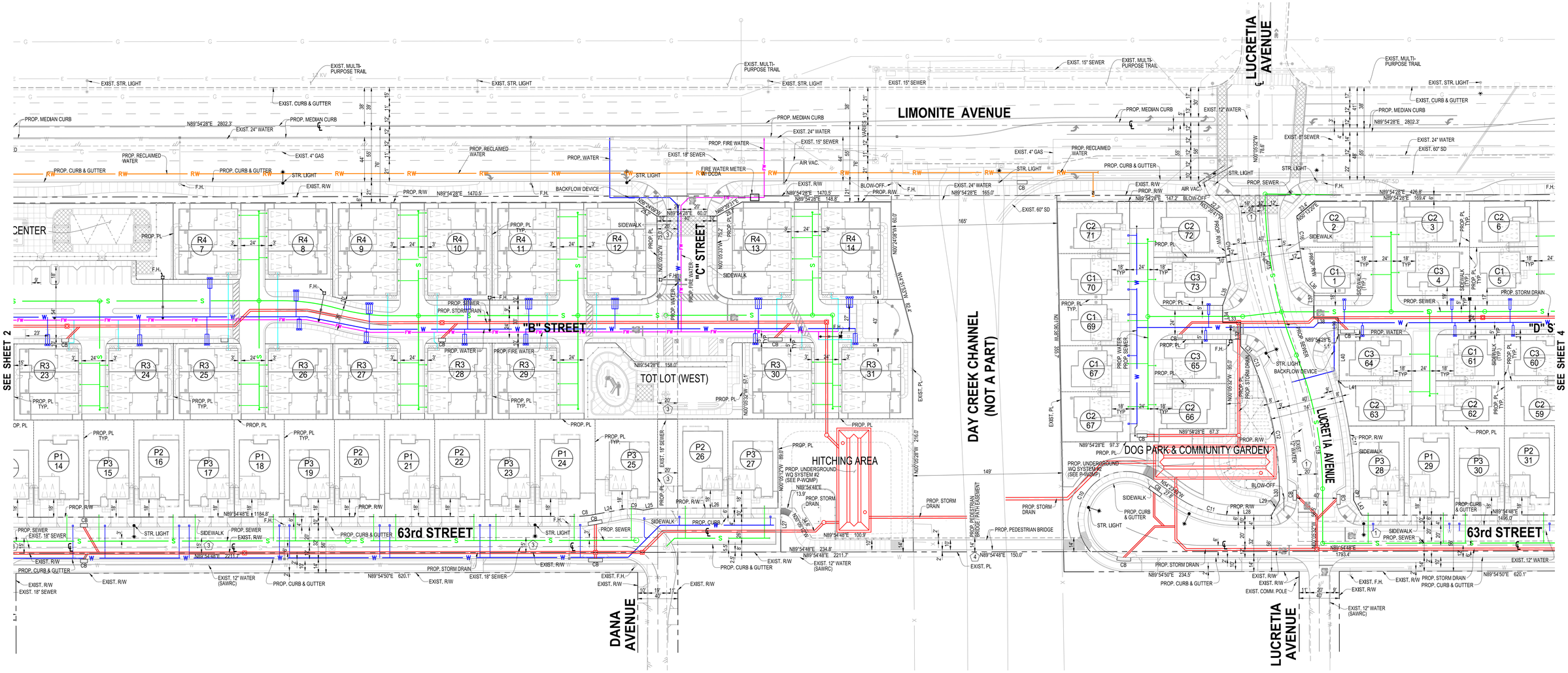
LIMONITE AVENUE
LUCRETIA AVENUE
DAY CREEK CHANNEL (NOT A PART)
"B" STREET
"C" STREET
"D" STREET
63rd STREET
DANA AVENUE
LUCRETIA AVENUE
LUCRETIA AVENUE
TOT LOT (WEST)
HITCHING AREA
DOG PARK & COMMUNITY GARDEN
SEE SHEET 2
SEE SHEET 4
CENTER
EXIST. STR. LIGHT
EXIST. MULTI-PURPOSE TRAIL
EXIST. CURB & GUTTER
PROP. MEDIAN CURB
EXIST. 24" WATER
EXIST. 4" GAS
PROP. RECLAIMED WATER
PROP. CURB & GUTTER
STR. LIGHT
EXIST. R/W
PROP. R/W
BACKFLOW DEVICE
EXIST. 18" SEWER
PROP. WATER
PROP. FIRE WATER
FIRE WATER METER W/ DCDA
AIR VAC.
EXIST. 15" SEWER
EXIST. 12" WATER
EXIST. 8" SEWER
EXIST. 60" SD
BLOW-OFF
PROP. SEWER
PROP. STORM DRAIN
PROP. STORM DRAIN
SIDEWALK
PROP. PL
EXIST. PL
F.H.
CB
PROP. UNDERGROUND WQ SYSTEM #2 (SEE P-WQMP)
PROP. PEDESTRIAN BRIDGE/ PATH EASEMENT
PROP. PEDESTRIAN BRIDGE
EXIST. 12" WATER (SAWRC)
EXIST. COMM. POLE
EXIST. 18" SEWER
EXIST. F.H.
PROP. CURB & GUTTER
PROP. STORM DRAIN
PROP. SEWER
PROP. WATER
PROP. FIRE WATER
PROP. R/W
EXIST. R/W
PROP. PL TYP.
PROP. PL
EXIST. PL
SIDEWALK
STR. LIGHT
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EXIST. 15" SEWER
EXIST. 8" SEWER
EXIST. 4" GAS
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PROP. MEDIAN CURB
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PROP. WATER
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EXIST. R/W
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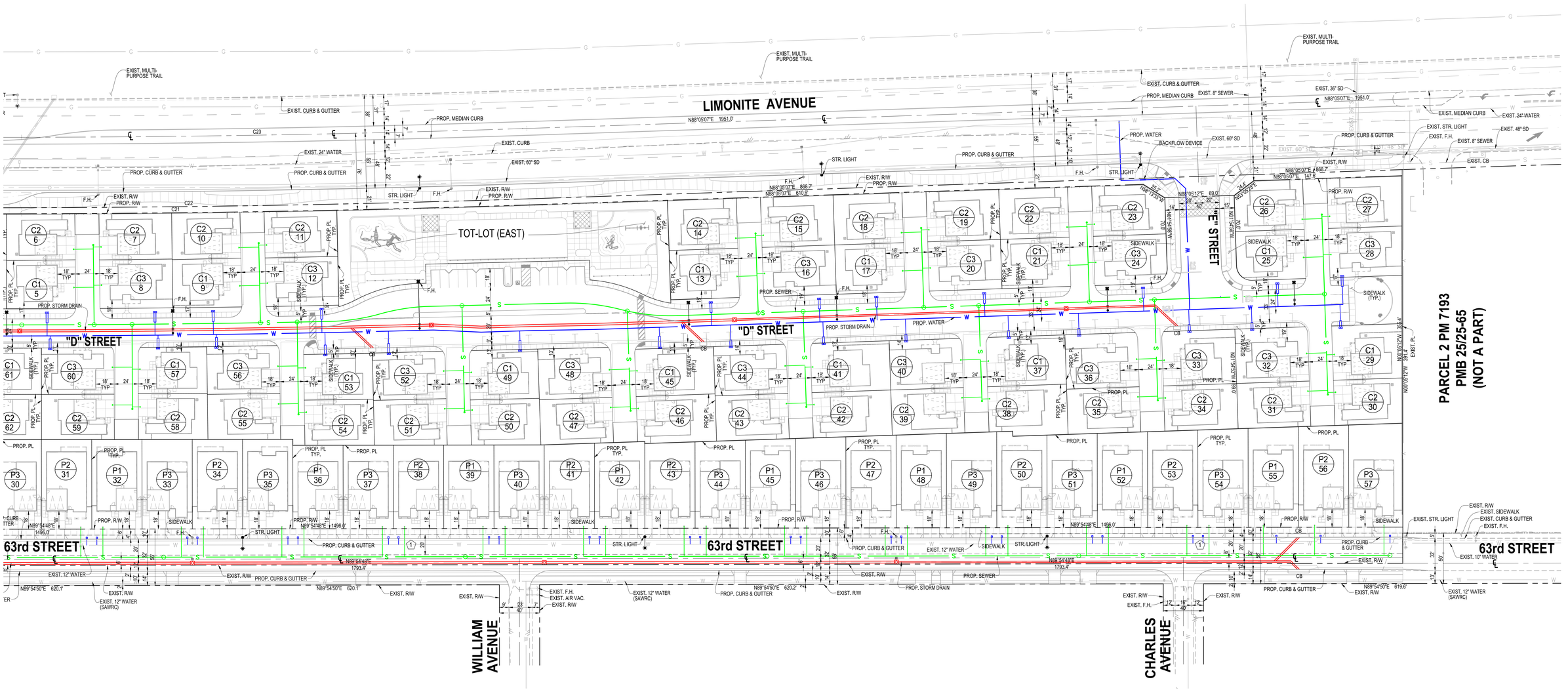
PROP. PL
EXIST. PL
SIDEWALK
STR. LIGHT
BACKFLOW DEVICE
PROP. PEDESTRIAN BRIDGE
PROP. UNDERGROUND WQ SYSTEM #2 (SEE P-WQMP)
PROP. STORM DRAIN
PROP. PEDESTRIAN BRIDGE/ PATH EASEMENT



CURVE TABLE				
CURVE #	DELTA	LENGTH	RADIUS	TANGENT
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LINE TABLE		
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L5	N89°54'28"E	117.12'
L6	N27°49'59"W	2.43'
L7	N00°05'33"W	93.33'
L8	N89°54'28"E	154.06'
L9	N00°05'32"W	115.02'
L10	N00°05'32"W	18.00'
L11	N89°54'28"E	21.01'
L12	N00°05'32"W	63.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	N89°54'28"E	18.00'
L14	N00°05'29"W	46.00'
L15	S44°54'48"W	21.21'
L16	N33°35'57"E	18.03'
L17	N52°35'19"W	15.68'
L18	N00°05'32"W	52.47'
L19	N34°49'26"E	21.74'
L20	N00°05'32"W	20.00'
L21	N00°05'34"W	45.00'
L22	N45°05'12"W	21.21'
L23	N33°48'45"W	18.04'
L24	N79°37'02"E	28.19'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L25	N80°03'51"E	11.08'
L26	N89°54'48"E	126.04'
L27	N00°04'21"W	43.98'
L28	N89°54'48"E	36.01'
L29	N27°58'55"E	17.00'
L30	N00°05'32"W	11.48'
L31	N43°48'09"W	14.42'
L32	N00°05'55"W	23.83'
L33	N89°54'28"E	18.00'
L34	N00°05'32"W	16.81'
L35	N19°59'17"E	22.89'
L36	N41°04'08"W	11.90'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L37	N00°05'32"W	26.26'
L38	N89°54'28"E	24.11'
L39	N00°05'32"W	17.00'
L40	N00°05'32"W	46.00'
L41	N89°54'30"E	1.03'
L42	N00°05'32"W	11.49'
L43	N28°09'47"W	17.00'

EXISTING EASEMENTS

(1) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 8/17/1970 AS INSTRUMENT NO. 1978-174393, OF OFFICIAL RECORDS.
FOR : A RIGHT OF WAY 20 FEET IN WIDTH TO ERECT, CONSTRUCT, RECONSTRUCT, REPLACE, REPAIR, MAINTAIN, AND USE A PIPELINE OR PIPELINES FOR ANY AND ALL PURPOSES. TOGETHER WITH THEIR NECESSARY FIXTURES AND APPURTENANCES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES.
IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT

(2) AN INSTRUMENT ENTITLED "FINAL ORDER OF CONDEMNATION" RECORDED 08/31/2004 AS INSTRUMENT NO. 2004-691708 OF OFFICIAL RECORDS, WHICH PROVIDES FOR AN EASEMENT FOR STREET AND TEMPORARY CONSTRUCTION.

(3) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 2/15/2017 AS INSTRUMENT NO. 2017-66724, OF OFFICIAL RECORDS.
FOR : PERMANENT SEWER EASEMENT AND RIGHT OF WAY IN, OVER, UPON, UNDER, AND ACROSS THE LANDS HEREINAFTER DESCRIBED TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, TOGETHER WITH ANY EASEMENT ROADS AND APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, SEWER LINE AND APPURTENANCES, AND FOR THE INGRESS AND EGRESS THROUGH THE ENTIRE EASEMENT AREA AND RIGHT OF WAY AND INCIDENTAL PURPOSES.
IN FAVOR OF : JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY

PROPOSED EASEMENTS

(4) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: _____ AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS.
FOR : PERMANENT JURUPA AREA RECREATION AND PARK DISTRICT (JARPD) COMMUNITY TRAIL AND PEDESTRIAN / EQUESTRIAN BRIDEGE EASEMENT AND RIGHT OF WAY IN, OVER, UPON, UNDER, AND ACROSS THE LANDS HEREINAFTER DESCRIBED TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, TOGETHER WITH ANY EASEMENT APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, COMMUNITY TRAIL AND PEDESTRIAN / EQUESTRIAN BRIDGE AND APPURTENANCES, AND FOR THE INGRESS AND EGRESS THROUGH THE ENTIRE EASEMENT AREA AND RIGHT OF WAY AND INCIDENTAL PURPOSES.
IN FAVOR OF : JURUPA AREA RECREATION AND PARK DISTRICT (JARPD)

LEGEND:

- PROPOSED RECLAIMED WATER LINE (RW)
- PROPOSED WATER LINE (W)
- PROPOSED SEWER LINE (S)
- PROPOSED FIRE LINE (FW)
- PROPOSED STORM DRAIN LINE
- PROPOSED BUILDING FIRE LINE
- EXISTING WATER LINE (W)
- EXISTING SEWER LINE (S)
- EXISTING STORM DRAIN LINE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

REVISED: 07-03-2024
REVISED: 03-19-2024
REVISED: 10-31-2023
REVISED: 02-24-2023
REVISED: 08-22-2022

DATED: 09-11-2024

LIMONITE AND WINEVILLE

SEC LIMONITE AVENUE AT WINEVILLE AVENUE
CITY OF JURUPA VALLEY, CA.

DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	

PREPARED UNDER THE SUPERVISION OF:

MADOLE & ASSOCIATES, INC.
Engineering Communities for Life

9302 PITTSBURGH AVE., SUITE 230
RANCHO CUCAMONGA, CA. 91730
PHONE: 909.4816322
FAX: 909.4816320

TENTATIVE TRACT MAP NO. 38541

CONCEPTUAL UTILITY PLAN

CITY OF JURUPA VALLEY

SHEET NO. **CU-04** OF 4 SHEETS
PLAN NUMBER **TTM 38541**

E:\AROUND ORANGE\ Path = L:\Tdr-2023\Tentative\CU\ Conceptual Utility\cu04.dwg

ATTACHMENT NO. 8

Memorandum from Rutan &Tucker
regarding Density Bonus Law

RUTAN
RUTAN & TUCKER, LLP

Rutan & Tucker, LLP
18575 Jamboree Road, 9th Floor
Irvine, CA 92612
(714) 641-5100 Fax (714) 546-9035
www.rutan.com

ORANGE COUNTY
PALO ALTO
(650) 320-1500
SAN FRANCISCO
(650) 263-7900
SCOTTSDALE
(602) 838-6501

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

MEMORANDUM

TO: Diversified Pacific Development Group

FROM: Rutan & Tucker LLP

DATE: January 7, 2026

RE: Wineville Maximum Density Calculation using State Housing Law

---

Diversified Pacific Development Group ("Diversified") currently owns two parcels of land within the City of Jurupa Valley ("City") located along Limonite Avenue between Wineville Avenue and Etiwanda Avenue, designated Assessor Parcel Numbers ("APNs") 157-250-011 and 157-250-013 (the "Site"). This memorandum analyzes the maximum density that Diversified could obtain on the Site by right, utilizing the City's general plan and zoning designations combined with State Housing Law, particularly the State Density Bonus Law ("SDBL").

I. Existing Zoning/General Plan Designations

Under the City's Zoning Map, the Site is currently zoned "Planned Unit Development - 01" ("PUD-01").[1] (Zoning Map.) The Site's City of Jurupa Valley General Plan ("General Plan") designation is split between Medium High Density Residential ("MHDR") and Commercial Retail ("CR"). Within the MHDR designation, the minimum density must be at least five (5) dwelling units per acre ("du/ac"), with a maximum of eight (8) du/ac.

This office is informed that 25.14 acres of the Site is currently designated MHDR, while the other 7.67 acres of the Site is designated CR within the General Plan. Therefore, this memorandum will assume these acreage numbers when calculating the maximum density permitted on the Site.

II. State Density Bonus Law

A. Maximum Density Calculation

Under the SDBL (Gov. Code § 65915 *et.al.*), "maximum allowable residential density" or "base density" means the greatest number of units allowed under the zoning ordinance, specific plan, or **land use element of the general plan**, or, if a range of density is permitted, means the greatest number of units allowed by the specific zoning range, specific plan, or land use element

---

[1] The current PUD-01 is entitled for 130 units as well as commercial development. For reasons explained in this memo, this is not relevant to the maximum density calculations.

of the general plan applicable to the project. (Gov. Code § 65915(o)(6).) Here, the greatest number of units allowed under such planning documents is 8 du/ac, pursuant to the Site's General Plan MHDR designation. When multiplying this maximum density by the 25.14 acres of MHDR, this means that 201.12 units are permitted on the Site under the General Plan. Under the SDBL, each component of any density calculation, including base density and bonus density, resulting in fractional units are separately rounded up to the next whole number. (Gov. Code § 65915(q).) Thus, rounding up, 202 units are permitted as the base density.

Using this base density, if the project provides either (i) 24% low-income, (ii) 15% very low-income, or (iii) 44% moderate-income for for-sale units, then a 50% density bonus would be permitted. (Gov. Code § 65915(f).) Therefore, an additional 101 units could be developed, raising the number of units permitted to 303 units.

Additionally, "in an effort to further incentivize the construction of very low-income and moderate-income housing, State Density Bonus Law also includes additional bonuses that can be 'stacked' on top of existing bonuses." (Jurupa Valley State Density Bonus Law Informational Packet.) If the requirements above are met (i.e. 24% low-income, 15% very low-income, or 44% moderate-income), then a city must grant an additional density bonus when an applicant proposes to construct more affordable units. (Gov. Code § 65915(v)(1).) Specifically, if an additional 15% moderate-income units is proposed, then an additional 50% bonus must be granted.[2] (Gov. Code § 65915(v)(2).) With this additional 50% bonus, another 101 units would be permitted on top of the 303 allowed under the initial density bonus calculation. Therefore, **a total of 404 units could be permitted under the SDBL** if the affordability standards described above are met.

B. Incentives, Concessions, and Waivers

In addition to the bonus density, any project would also qualify for a certain number of incentives/concessions and waivers/reductions from City development standards. Specifically, for the affordability listed above, the project would receive three (3) incentives or concessions in addition to an unlimited number of waivers/reductions from development standards. (Gov. Code § 65915(d)(2).) A incentive or concession is defined as: (i) a reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements; (ii) approval of mixed use zoning; or (iii) other regulatory incentives or concessions proposed by the developer or the City that result

[2] Note, however, that any additional density allowed through "stacking" only applies if the total affordable units do not constitute more than 50% of the "total units" in the resulting housing development. (Gov. Code § 65915(v)(1).) "Total units" excludes units added by a density bonus award. (Gov. Code § 65915(o)(9).) Thus, utilizing the 44% moderate-income option would be difficult due to maximum density, as the total affordable units for the project would be more than 50% when adding the additional 15% moderate-income.

in identifiable and actual cost reductions to provide for affordable housing costs. (Gov. Code § 65915(k).)

III. Other State Law Considerations

A. Accessory Dwelling Unit

In addition to the SDBL, any for-sale project could also utilize accessory dwelling units ("ADUs") that can be added to each of the 404 units. This could include the use of stand-alone ADUs as well as condominium style ADUs. This could significantly increase the amount of units, but also might be limited by what practically can be developed on the Site. Further analysis of ADUs is outside the scope of this memo but can be provided upon request.

B. Housing on Commercially Zoned Property

Lastly, utilizing Assembly Bill ("AB") 2011, which was revised by AB 2243, the Site would likely qualify for by-right streamlined ministerial review of housing on the commercially designated portions, as long as certain affordability requirements[3] and site criteria are met. (Gov. Code § 65912.120.) Specifically, the Site must meet the following requirements:

- It is located in a zone where office, retail, or parking are a principally permitted use.
- It is within a city where the city boundaries include some portion of an urbanized area, as designated by the United States Census Bureau.
- The project site abuts a commercial corridor and has a frontage along the commercial corridor of a minimum of 50 feet.[4]
- The site is not greater than 20 acres.
- At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.

[3] The affordability requirements are listed in Gov. Code § 65912.122 and are outside the scope of this memo, but can be provided upon request.

[4] "Commercial corridor" is defined as a highway, that is not a freeway, and that has a right-of-way of at least 70 and not greater than 150 feet. "Highway" is defined as a way or place of whatever nature, publicly maintained and open to the use of the public for purposes of vehicular travel. Highway includes street. "Right-of-way" is defined as the privilege of the immediate use of the highway.

- It is not on a site or adjoined to any site where more than one-third of the square footage on the site is dedicated to industrial use.

- It satisfies the requirements specified in Section 65913.4(a)(6)(B)-(K). These subparagraphs state the development cannot be located on a site that is within a coastal zone, farmland, wetlands, high fire hazard severity zone, hazardous waste site, earthquake fault zone, special flood hazard area, regulatory floodway, conservation land or habitat for protected species, and lands under a conservation easement.[5]

- For a vacant sites, the site does not contain tribal cultural resources that could be affected by the development and the effects of which cannot be mitigated.

(Gov. Code § 65912.121.)

Here, the Site likely meets all requirements set forth above, including the requirement that the project Site abut a commercial corridor, as Limonite Avenue would qualify as such with an approximate 140-foot right of way. The Site must also meet all objective development standards listed in Gov. Code § 65912.123. Most relevant, the Site must be developed with between 30-60 du/ac with a maximum height of 45 feet. (Gov. Code § 65912.123(b)(1)(D) & (b)(3)(A)(i).) This office is informed that the Site contains 7.67 acres of commercially designated property. **Therefore, a maximum of 460 units can be developed on just the commercial portions of the Site**.

* * *

We look forward to working with you further on this matter. Please let us know if you have any questions or comments.

[5] Analysis of whether the Site meets these requirements is outside the scope of this memo but can be provided upon request.

ATTACHMENT NO. 9

Public Comments

12/4/2025
Public Hearing A
Correspondence 1

Maria Morris

From: Patricia Braendle -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:44 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

This plan will provide homes with attractive new prices, parks, open space, and equestrian trails that reflect the character of Jurupa Valley.

The design feels thoughtful, and it is clear that community feedback played a real role in shaping what is now being proposed. The proposed plans will help everyone who lives or works in this part of the city.

Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Patricia Braendle
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: lorena Rodriguez -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 1:05 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

lorena Rodriguez
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Maria Ibarra -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:59 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Maria Ibarra
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Lucas Henneman -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:57 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Lucas Henneman
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Joseph Henneman -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:57 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Joseph Henneman
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Roberto Nunez -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:55 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Roberto Nunez
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Rosi Godinez -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:50 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Rosi Godinez
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Rosie Quintana -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:48 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Rosie Quintana
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Michael Quintana -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:48 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Michael Quintana
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Juan Valadez -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:46 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Juan Valadez
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Diane Ingram -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:45 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Diane Ingram
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Desiree Ingram -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:44 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Desiree Ingram
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Nichole Eltiste -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:42 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Nichole Eltiste
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Carlos Apodaca -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:40 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Carlos Apodaca
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Kelly Apodaca -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:40 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

This plan will provide homes with attractive new prices, parks, open space, and equestrian trails that reflect the character of Jurupa Valley.

The design feels thoughtful, and it is clear that community feedback played a real role in shaping what is now being proposed. The proposed plans will help everyone who lives or works in this part of the city.

Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Kelly Apodaca
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Robert Trebizo -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:37 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Robert Trebizo
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Janelle Trebizo -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:37 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Janelle Trebizo
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Marlene Wyatt -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:36 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Marlene Wyatt
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Maureen Zimmer -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:35 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Maureen Zimmer
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Margarita Jauregui -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:34 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Margarita Jauregui
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Annette James -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:33 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Annette James
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Carrie Limon -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:31 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Carrie Limon
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Ella Cullen -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:30 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Ella Cullen
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: David Garcia -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 7:57 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

David Garcia
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Joann Niederman -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:52 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Joann Niederman
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Lorena Hackenberg -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:50 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Lorena Hackenberg
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Basit Syed -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:48 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Basit Syed
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Adrian Pulido -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:47 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Adrian Pulido
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Michael Crook -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:46 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Michael Crook
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Maria Crook -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:45 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Maria Crook
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Juan Aceves -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:44 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Juan Aceves
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Jaysson Aceves -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:43 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Jaysson Aceves
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Jason Kochsiek -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:42 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Jason Kochsiek
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Carolina Kochsiek -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:42 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Carolina Kochsiek
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Camilla Kochsiek -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:41 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Camilla Kochsiek
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Curtis Optebeke -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:40 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Curtis Optebeke
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Scott Spotswood -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:38 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Scott Spotswood
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Carlo Granillo -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:37 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Carlo Granillo
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Caiden Granillo -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:36 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Caiden Granillo
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Will Bui -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:35 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Will Bui
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Natalie Valdepena -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:34 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Natalie Valdepena
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Jeronimo Valdepena -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:33 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Jeronimo Valdepena
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Krista Moniz -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:29 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Krista Moniz
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Nicholas Free -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:28 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Nicholas Free
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Lisette Free -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:27 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

This plan will provide homes with attractive new prices, parks, open space, and equestrian trails that reflect the character of Jurupa Valley.

The design feels thoughtful, and it is clear that community feedback played a real role in shaping what is now being proposed. The proposed plans will help everyone who lives or works in this part of the city.

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Thank you for your time and for listening to residents.

Yours sincerely,

Lisette Free
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Thomas Dickerson -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:25 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Thomas Dickerson
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Patricia Braendle -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:44 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Patricia Braendle
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Kirk Weakly -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:23 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Kirk Weakly
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Kelsey Weakly -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:22 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Kelsey Weakly
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Jonathan Ashley, -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:20 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Jonathan Ashley,
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Yasmine Medel -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:16 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Yasmine Medel
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Yorick Barolentos -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:15 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Yorick Barolentos
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Wayne Rayford -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:13 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Wayne Rayford
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: William Stencioni -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 3:58 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

William Stencioni
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Yadira Rojas-Del Real -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 3:35 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Yadira Rojas-Del Real
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Zeiba Prophete -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 3:31 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Zeiba Prophete
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Yadira Rosas Del Real -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 3:30 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Yadira Rosas Del Real
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: William Earl Stirling -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 3:27 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

William Earl Stirling
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: William Sterling -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 3:23 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

William Sterling
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Natalie Davis -- via civiclick.com <constituent@civiclick.com>
Sent: Friday, November 28, 2025 1:14 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,
Natalie Davis
[redacted]
Jurupa Valley, CA 91752
[redacted]

Maria Morris

From: Sarah Legaspi -- via civiclick.com <constituent@civiclick.com>
Sent: Thursday, November 27, 2025 6:47 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,
Sarah Legaspi
[redacted]
Jurupa Valley, CA 92509
[redacted]

Maria Morris

From: Mauricio Hernandez -- via civiclick.com <constituent@civiclick.com>
Sent: Thursday, November 27, 2025 11:54 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,
Mauricio Hernandez
[redacted]
Jurupa Valley, CA 92509
[redacted]

Maria Morris

From: Manuel Barba -- via civiclick.com <constituent@civiclick.com>
Sent: Thursday, November 27, 2025 11:08 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,
Manuel Barba
[redacted]
Jurupa Valley, CA 91752
[redacted]

Maria Morris

From: Blanca Guevara -- via civiclick.com <constituent@civiclick.com>
Sent: Monday, December 1, 2025 12:45 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Blanca Guevara
[redacted]
Jurupa Valley, CA 92509

12/4/2025
Public Hearing A
Correspondence

Maria Morris

From: Patricia Braendle -- via civiclick.com <constituent@civiclick.com>
Sent: Sunday, November 30, 2025 9:44 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Patricia Braendle
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Angel Heredia -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:22 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Angel Heredia
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Ernesto Heredia -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:22 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Ernesto Heredia
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Amber Heredia -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:21 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Amber Heredia
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Hyolee Umali -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:19 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Hyolee Umali
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Ernesto Umali -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:18 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Ernesto Umali
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Aolani Escoto -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:16 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Aolani Escoto
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Ted Byer -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:14 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Ted Byer
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Sandra Byer -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:14 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Sandra Byer
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Victoria Palacios -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:13 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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This plan will provide homes with attractive new prices, parks, open space, and equestrian trails that reflect the character of Jurupa Valley.

The design feels thoughtful, and it is clear that community feedback played a real role in shaping what is now being proposed. The proposed plans will help everyone who lives or works in this part of the city.

Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Victoria Palacios
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Diana Palacios -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:12 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Diana Palacios
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Jason Kochsiek -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:11 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Jason Kochsiek
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Carolina Kochsiek -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:10 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Carolina Kochsiek
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Camilla Kochsiek -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:09 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Camilla Kochsiek
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Caleb Encinas -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:06 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Caleb Encinas
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Angelina Encinas -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:05 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Angelina Encinas
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Susanne Lyman -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:04 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Susanne Lyman
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Jason Lyman -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:03 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Jason Lyman
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Frances Silva -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:02 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Frances Silva
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Carlos Silva -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:02 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Carlos Silva
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Michael Focht -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:01 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Michael Focht
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Rita Duarte -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 8:59 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Rita Duarte
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: cecilia serna -- via civiclick.com <constituent@civiclick.com>
Sent: Monday, December 1, 2025 8:29 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

cecilia serna
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Caleb Cabrera -- via civiclick.com <constituent@civiclick.com>
Sent: Monday, December 1, 2025 10:31 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Caleb Cabrera
[redacted]
Jurupa Valley, CA 91752

12/4/2025
Public Hearing A
Correspondence

Maria Morris

To: Rod Butler
Subject: RE: Diversified Pacific Hearing #17 on the Agenda Public Hearings A.

From: Pam Waller [redacted]
Sent: Saturday, November 29, 2025 11:47 AM
To: Brian Berkson <bberkson@jurupavalley.org>; Chris Barajas <cbarajas@jurupavalley.org>; Guillermo Silva <gsilva@jurupavalley.org>; Armando Carmona <armando@fuerza.team>; Veronica Sanchez <vsanchez@jurupavalley.org>; Arleen Pruitt <Apruitt@jurupavalley.org>; Laura Shultz <lshultz@jurupavalley.org>; Penny Newman <pnewman@jurupavalley.org>; Uriel De La Torre <udelatorre@jurupavalley.org>; Christobal Rosales <crosales@jurupavalley.org>; Rod Butler <rbutler@jurupavalley.org>; Michael Flad <mflad@jurupavalley.org>
Subject: Diversified Pacific Hearing #17 on the Agenda Public Hearings A.

To the Honorable Mayor and Members of the Jurupa Valley City Council,

I am writing to strongly oppose the Diversified Pacific project proposed at Wineville and Limonite in Jurupa Valley. I attended the October 17 community meeting with the developer and later spoke at the City Planning Commission meeting Oct. 22 and I remain firmly convinced that this is the worst possible project for this corner of our community.

This project may not completely destroy Sky Country or Old Mira Loma, but it clearly disrespects the way of life that residents have worked so hard to build and protect. Sky Country and Old Mira Loma are known for spacious lots, open space, and an equestrian lifestyle. Dropping dense housing and commercial development into this setting would overcrowd the area, strain our roads, and bring more traffic, noise, and pollution right into a neighborhood that was never meant to function as a high-intensity corridor.

The proposed widening of Limonite Avenue into a six-lane road with a center median is especially alarming. Turning this stretch into a major thoroughfare invites heavy, fast-moving traffic that simply does not belong in a horse and family-oriented community. It raises serious concerns about safety for riders, pedestrians, and children, and it will greatly increase noise and air pollution for nearby homes.

I am also deeply concerned about what will happen to the bridle path behind this development. Replacing the existing equestrian-friendly path with hard, slick concrete or similar material creates a dangerous situation for horses, which need traction and appropriate footing. This is not a small design detail; it is a basic safety issue and a clear sign that the project does not take our equestrian lifestyle seriously.

The project also disregards the equestrian protections and the intent of the existing overlays and policies meant to preserve horse-keeping and a rural character in this area. Instead of honoring those commitments, this proposal pushes dense development that benefits the developer far more than it benefits the people who already live here. The rezoning and increased intensity appear driven

by profit and land value, with little regard for neighborhood stability, quality of life, or long-term impacts on surrounding property values.

We are already dealing with the significant effects of the Vernola project less than a block away. Adding this development on top of that will create a wall of density along this corridor and overwhelm our infrastructure. Residents will be left with more congestion, more noise, more pollution, and likely declining property values, while the developer walks away with the gains.

I also feel that bringing this project forward during the holiday season is thoughtless and disrespectful to the families of this city. The holidays are some of the busiest weeks of the year, filled with family gatherings, school performances, and community events, and many residents simply do not have the capacity to closely follow or attend a high-stakes land use hearing during this time. Scheduling a project of this magnitude now, when so many people are understandably distracted, undermines meaningful public participation and gives the appearance that community input is being sidelined rather than welcomed.

A project that will permanently change the character, safety, and livability of this neighborhood deserves full, focused attention from the public, not a rushed process pushed through when residents are least able to engage. I expect my city to respect its constituents enough to schedule major decisions at times when working families can be fully present, informed, and heard.

For these reasons, I respectfully urge you to:

- Deny the requested General Plan Amendment, zone change, and all related approvals for the Diversified Pacific project at Wineville and Limonite.
- Direct staff and future applicants to bring forward plans that truly respect and preserve the equestrian, rural, and low-density character of Sky Country, Old Mira Loma and the surrounding neighborhoods.
- Require that any future proposal at this corner protect equestrian safety, limit traffic impacts, and align with the community's long-standing expectations for compatible land use.
- At a minimum, postpone any hearings, actions, or approvals on this project until after the holiday season and schedule them no earlier than January 2026, so that residents have a fair and realistic opportunity to review the details, organize, and participate fully.

Our community has shown up, spoken out, and made it clear that this project is not the right fit for this location. I ask you to stand with the residents you represent and protect the character, safety, and quality of life in Sky Country and Old Mira Loma.

Thank you for your time and consideration.

Sincerely,
Pamela Waller
[redacted]
Mira Loma, CA
[redacted]

Maria Morris

To: Rod Butler
Subject: RE: VOTE NO

From: Jessica Castellon <[redacted]
Sent: Monday, December 1, 2025 11:36 AM
To: Veronica Sanchez <vsanchez@jurupavalley.org>; Chris Barajas <cbarajas@jurupavalley.org>; Brian Berkson <bberkson@jurupavalley.org>; Armando Carmona <acarmona@jurupavalley.org>
Subject: VOTE NO

To Jurupa Valley City Council,

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• Require that any future proposal at this corner protect equestrian safety, limit traffic impacts, and align with the community's long-standing expectations for compatible land use.

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Our community has shown up, spoken out, and made it clear that this project is not the right fit for this location. I ask you to stand with the residents you represent and protect the character, safety, and quality of life in Sky Country and Old Mira Loma.

Thank you for your time and consideration.

Maria Morris

From: Curtis Opt <[redacted]
Sent: Monday, December 1, 2025 2:08 PM
To: Maria Morris
Subject: Re: Please Support Agenda Item Number 17A for Jurupa Valley

Not sure who spoofed my email but I did NOT send this email. I am unaware of this agenda item.

Curtis Optebeke

On Mon, Dec 1, 2025, 9:58 AM Maria Morris <mmorris@jurupavalley.org> wrote:

Good morning,

Thank you for your correspondence. It will be distributed to the City Council and made part of the record.

Have a great day!!

Maria Morris, CMC | City Clerk

CITY OF JURUPA VALLEY T: 951.332.6464 ext. 172
8930 Limonite Avenue, Jurupa Valley, CA 92509

mmorris@jurupavalley.org|jurupavalley.org
Connect with us on social media:
Facebook | Instagram |X

From: Curtis Optebeke -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:40 PM

To: Maria Morris <mmorris@jurupavalley.org>
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Curtis Optebeke
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: J M <[redacted]
Sent: Monday, December 1, 2025 10:24 AM
To: Maria Morris
Subject: Re: Please Support Agenda Item Number 17A for Jurupa Valley

This email was fake as I never wrote it or gave permission to write it. You are being spammed by fake constituent emails.

-Jacob
Sent from my iPhone

On Dec 1, 2025, at 10:01 AM, Maria Morris <mmorris@jurupavalley.org> wrote:

Good morning,

Thank you for your correspondence. It will be distributed to the City Council and made part of the record.

Have a great day!!

<image001.png>

Maria Morris, CMC | City Clerk
CITY OF JURUPA VALLEY T: 951.332.6464 ext. 172
8930 Limonite Avenue, Jurupa Valley, CA 92509
mmorris@jurupavalley.org|jurupavalley.org
Connect with us on social media:
Facebook | Instagram |X

From: Jacob Moniz -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:29 PM
To: Maria Morris <mmorris@jurupavalley.org>
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Thank you for your time and for listening to residents.

Yours sincerely,

Jacob Moniz
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Kelly Weakly [redacted]
Sent: Monday, December 1, 2025 12:12 PM
To: Maria Morris
Subject: Re: Please Support Agenda Item Number 17A for Jurupa Valley

What is this and where was it generated from?? I am Kirk Weakly and I never authorized it and my address is not [redacted] This is a scam and should be investigated!!

Kirk Weakly
[redacted]

On Dec 1, 2025, at 10:03 AM, Maria Morris <mmorris@jurupavalley.org> wrote:

Good morning,

Thank you for your correspondence. It will be distributed to the City Council and made part of the record.

Have a great day!!

<image001.png>

Maria Morris, CMC | City Clerk
CITY OF JURUPA VALLEY T: 951.332.6464 ext. 172
8930 Limonite Avenue, Jurupa Valley, CA 92509
mmorris@jurupavalley.org|jurupavalley.org
Connect with us on social media:
Facebook | Instagram |X

From: Kirk Weakly -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:23 PM
To: Maria Morris <mmorris@jurupavalley.org>
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Thank you for your time and for listening to residents.

Yours sincerely,

Kirk Weakly
[redacted]
Jurupa Valley, CA 91752

=

Maria Morris

From: Mishal <[redacted]
Sent: Monday, December 1, 2025 8:30 PM
To: Maria Morris
Subject: Re: Please Support Agenda Item Number 17A for Jurupa Valley

I didn't write this.

Sent from my iPhone

On Dec 1, 2025, at 10:02 AM, Maria Morris <mmorris@jurupavalley.org> wrote:

Good morning,

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<image001.png>

Maria Morris, CMC | City Clerk
CITY OF JURUPA VALLEY T: 951.332.6464 ext. 172
8930 Limonite Avenue, Jurupa Valley, CA 92509
mmorris@jurupavalley.org|jurupavalley.org
Connect with us on social media:
Facebook | Instagram |X

From: Mishal Syed -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:26 PM
To: Maria Morris <mmorris@jurupavalley.org>
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

This plan will provide homes with attractive new prices, parks, open space, and equestrian trails that reflect the character of Jurupa Valley.

The design feels thoughtful, and it is clear that community feedback played a real role in shaping what is now being proposed. The proposed plans will help everyone who lives or works in this part of the city.

Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Mishal Syed
[redacted]
Jurupa Valley, CA 91752

12/ /2025
Public Hearing A
Corres ondence

From: Juan Gomez
To: Maria Morris
Subject: Item 17A
Date: Thursday, December 4, 2025 9:34:32 AM

This email is in regards to item 17A, the project on limonite and wineville. I am a 30 year 2nd generation resident of jurupa valley and I am against any further high density housing in an area wrongly rezoned from residential agriculture. These senseless projects are reshaping the entire equestrian community by eliminating open spaces horse trails and bringing more traffic to our community. The current city council is not voting in a manner that benefits the community and preserves our ranch style community, instead they chose to allow the construction of numerous warehouse buildings, lot splits, rezoning individual lots in the middle of a 40+ year old established community.

I urge city council to listen to members of the community they are supposed to serve not developers and special interests. The community is not against progress or new housing developments, but we do want to see it done in a responsible manner that preserves our way of life, community traditions and still satisfies the state mandates regarding new housing. Thank you for your attention, have a nice day.

12/4/2025
Public Hearing A
Correspondence

From: Pam Waller
To: Guillermo Silva; Armando Carmona; Veronica Sanchez; Chris Barajas; Brian Berkson; Rod Butler; Michael Flad; CityClerk-WebContact
Subject: Dec 4, 2026 Agenda Item #17 A
Date: Wednesday, December 3, 2025 7:11:10 PM

Dear Councilmembers Silva and Carmona,

As the elected representatives for Districts 2 and 1 the two areas most directly impacted by the proposed Wineville/Limonite Diversified Pacific project your constituents deserve clear and firm leadership. District 2 will bear the heaviest immediate burdens, with District 1 located less than a city block from the site.

Councilmember Silva, you have publicly described Sky Country and Old Mira Loma as communities you know intimately and call home. Given your connection, why have you not insisted that any new housing here truly align with the established character featuring larger lots, genuine equestrian protections, and a low-density rural feel rather than dense, urban-style development that overwhelms the neighborhood? This proposal places 232 residential units and commercial space on roughly 33 acres, creating a development wall and traffic pressure at the heart of an equestrian area.

Residents in both your districts will be most affected by this scale, increased traffic, and erosion of rural and equestrian lifestyles. Many ask a simple question: if housing must come, why is there not a fight for design and scale that preserves Sky Country's unique identity and the -character of Old Mira Loma instead of drowning them in Concrete?

Moreover, the frequent citing of SB 786 as an excuse to advance projects like this has become tiresome. While SB 786 streamlines some housing plan enforcement, it does not strip you of local authority to protect your districts' character and safety. The "our hands are tied" argument is no longer acceptable. You both have a responsibility to stand with residents, object to this build at this time, and insist on proposals that respect neighborhood history, infrastructure, and quality of life.

Put your constituents first by rejecting this project in its current form and pushing for development that truly fits the rural, equestrian landscape of your districts.

In closing, I ask you on behalf of your constituents to push for postponing the approval of this project until sometime in 2026 to allow proper reevaluation of the proposal and its density. We deserve more than the repeated blaming of SB 786 as an excuse to push through projects that do not fit our community.

That argument has been used far too long and is simply not true. You know it. Please stand with your residents and demand a process and outcome that respects our neighborhoods and values.

Sincerely

Pamela Waller

12/4/2025
Public Hearing A
Correspondence

Maria Morris

From: Patricia Gibson -- via civiclick.com <constituent@civiclick.com>
Sent: Thursday, December 4, 2025 7:15 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

This plan will provide homes with attractive new prices, parks, open space, and equestrian trails that reflect the character of Jurupa Valley.

The design feels thoughtful, and it is clear that community feedback played a real role in shaping what is now being proposed. The proposed plans will help everyone who lives or works in this part of the city.

Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Patricia Gibson

Jurupa Valley, CA 92509

Maria Morris

From: Lee Dua -- via civiclick.com <constituent@civiclick.com>
Sent: Thursday, December 4, 2025 7:14 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Lee Dua
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Celsa Dua -- via civiclick.com <constituent@civiclick.com>
Sent: Thursday, December 4, 2025 7:13 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Celsa Dua
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Celine Yang -- via civiclick.com <constituent@civiclick.com>
Sent: Thursday, December 4, 2025 7:12 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Celine Yang
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Robert August -- via civiclick.com <constituent@civiclick.com>
Sent: Thursday, December 4, 2025 7:11 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Robert August
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Karen August -- via civiclick.com <constituent@civiclick.com>
Sent: Thursday, December 4, 2025 7:10 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Karen August
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Cynthia Wooten -- via civiclick.com <constituent@civiclick.com>
Sent: Thursday, December 4, 2025 7:09 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Cynthia Wooten
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Dwayne Wooten -- via civiclick.com <constituent@civiclick.com>
Sent: Thursday, December 4, 2025 7:09 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Dwayne Wooten
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Robert Trebizo -- via civiclick.com <constituent@civiclick.com>
Sent: Thursday, December 4, 2025 7:05 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Robert Trebizo
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Janelle Trebizo -- via civiclick.com <constituent@civiclick.com>
Sent: Thursday, December 4, 2025 7:04 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Janelle Trebizo
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Martha Quezada -- via civiclick.com <constituent@civiclick.com>
Sent: Thursday, December 4, 2025 7:03 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Martha Quezada
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Manuel Quezada -- via civiclick.com <constituent@civiclick.com>
Sent: Thursday, December 4, 2025 7:02 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Manuel Quezada
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: carolyn Ware -- via civiclick.com <constituent@civiclick.com>
Sent: Wednesday, December 3, 2025 8:14 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

carolyn Ware
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Alfonso Salazar -- via civiclick.com <constituent@civiclick.com>
Sent: Wednesday, December 3, 2025 2:44 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Alfonso Salazar
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Mary Torres -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 8:08 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Mary Torres
[redacted]
Jurupa Valley, CA 92509

12/4/2025
Public Hearing A
Correspondence 2

Maria Morris

To: Rod Butler
Subject: RE: Diversified Pacific Hearing #17 on the Agenda Public Hearings A.

From: Pam Waller <[redacted]
Sent: Saturday, November 29, 2025 11:47 AM
To: Brian Berkson <bberkson@jurupavalley.org>; Chris Barajas <cbarajas@jurupavalley.org>; Guillermo Silva <gsilva@jurupavalley.org>; Armando Carmona <armando@fuerza.team>; Veronica Sanchez <vsanchez@jurupavalley.org>; Arleen Pruitt <Apruitt@jurupavalley.org>; Laura Shultz <lshultz@jurupavalley.org>; Penny Newman <pnewman@jurupavalley.org>; Uriel De La Torre <udelatorre@jurupavalley.org>; Christobal Rosales <crosales@jurupavalley.org>; Rod Butler <rbutler@jurupavalley.org>; Michael Flad <mflad@jurupavalley.org>
Subject: Diversified Pacific Hearing #17 on the Agenda Public Hearings A.

To the Honorable Mayor and Members of the Jurupa Valley City Council,

I am writing to strongly oppose the Diversified Pacific project proposed at Wineville and Limonite in Jurupa Valley. I attended the October 17 community meeting with the developer and later spoke at the City Planning Commission meeting Oct. 22 and I remain firmly convinced that this is the worst possible project for this corner of our community.

This project may not completely destroy Sky Country or Old Mira Loma, but it clearly disrespects the way of life that residents have worked so hard to build and protect. Sky Country and Old Mira Loma are known for spacious lots, open space, and an equestrian lifestyle. Dropping dense housing and commercial development into this setting would overcrowd the area, strain our roads, and bring more traffic, noise, and pollution right into a neighborhood that was never meant to function as a high-intensity corridor.

The proposed widening of Limonite Avenue into a six-lane road with a center median is especially alarming. Turning this stretch into a major thoroughfare invites heavy, fast-moving traffic that simply does not belong in a horse and family-oriented community. It raises serious concerns about safety for riders, pedestrians, and children, and it will greatly increase noise and air pollution for nearby homes.

I am also deeply concerned about what will happen to the bridle path behind this development. Replacing the existing equestrian-friendly path with hard, slick concrete or similar material creates a dangerous situation for horses, which need traction and appropriate footing. This is not a small design detail; it is a basic safety issue and a clear sign that the project does not take our equestrian lifestyle seriously.

The project also disregards the equestrian protections and the intent of the existing overlays and policies meant to preserve horse-keeping and a rural character in this area. Instead of honoring those commitments, this proposal pushes dense development that benefits the developer far more than it benefits the people who already live here. The rezoning and increased intensity appear driven

by profit and land value, with little regard for neighborhood stability, quality of life, or long-term impacts on surrounding property values.

We are already dealing with the significant effects of the Vernola project less than a block away. Adding this development on top of that will create a wall of density along this corridor and overwhelm our infrastructure. Residents will be left with more congestion, more noise, more pollution, and likely declining property values, while the developer walks away with the gains.

I also feel that bringing this project forward during the holiday season is thoughtless and disrespectful to the families of this city. The holidays are some of the busiest weeks of the year, filled with family gatherings, school performances, and community events, and many residents simply do not have the capacity to closely follow or attend a high-stakes land use hearing during this time. Scheduling a project of this magnitude now, when so many people are understandably distracted, undermines meaningful public participation and gives the appearance that community input is being sidelined rather than welcomed.

A project that will permanently change the character, safety, and livability of this neighborhood deserves full, focused attention from the public, not a rushed process pushed through when residents are least able to engage. I expect my city to respect its constituents enough to schedule major decisions at times when working families can be fully present, informed, and heard.

For these reasons, I respectfully urge you to:

- Deny the requested General Plan Amendment, zone change, and all related approvals for the Diversified Pacific project at Wineville and Limonite.
- Direct staff and future applicants to bring forward plans that truly respect and preserve the equestrian, rural, and low-density character of Sky Country, Old Mira Loma and the surrounding neighborhoods.
- Require that any future proposal at this corner protect equestrian safety, limit traffic impacts, and align with the community's long-standing expectations for compatible land use.
- At a minimum, postpone any hearings, actions, or approvals on this project until after the holiday season and schedule them no earlier than January 2026, so that residents have a fair and realistic opportunity to review the details, organize, and participate fully.

Our community has shown up, spoken out, and made it clear that this project is not the right fit for this location. I ask you to stand with the residents you represent and protect the character, safety, and quality of life in Sky Country and Old Mira Loma.

Thank you for your time and consideration.

Sincerely,
Pamela Waller
[redacted]
Mira Loma, CA
[redacted]

Maria Morris

From: Angel Heredia -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:22 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Angel Heredia
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Ernesto Heredia -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:22 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Ernesto Heredia
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Amber Heredia -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:21 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Amber Heredia
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Hyolee Umali -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:19 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Hyolee Umali
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Ernesto Umali -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:18 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Ernesto Umali
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Aolani Escoto -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:16 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Aolani Escoto
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Ted Byer -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:14 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Yours sincerely,

Ted Byer
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Sandra Byer -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:14 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Yours sincerely,

Sandra Byer
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Victoria Palacios -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:13 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Victoria Palacios
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Diana Palacios -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:12 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Diana Palacios
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Jason Kochsiek -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:11 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Jason Kochsiek
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Carolina Kochsiek -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:10 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Carolina Kochsiek
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Camilla Kochsiek -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:09 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Camilla Kochsiek
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Caleb Encinas -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:06 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Caleb Encinas
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Angelina Encinas -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:05 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Angelina Encinas
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Susanne Lyman -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:04 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Susanne Lyman
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Jason Lyman -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:03 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Thank you for your time and for listening to residents.

Yours sincerely,

Jason Lyman
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Frances Silva -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:02 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Frances Silva
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Carlos Silva -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:02 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Carlos Silva
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Michael Focht -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 9:01 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Michael Focht
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Rita Duarte -- via civiclick.com <constituent@civiclick.com>
Sent: Tuesday, December 2, 2025 8:59 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Rita Duarte
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: cecilia serna -- via civiclick.com <constituent@civiclick.com>
Sent: Monday, December 1, 2025 8:29 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

cecilia serna
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Caleb Cabrera -- via civiclick.com <constituent@civiclick.com>
Sent: Monday, December 1, 2025 10:31 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Caleb Cabrera
[redacted]
Jurupa Valley, CA 91752

From: Marlon Carpio -- via civiclick.com
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley
Date: Thursday, December 4, 2025 1:48:14 PM

Dear City Clerk Maria Morris,

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Yours sincerely,

Marlon Carpio
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Curtis Opt <[redacted]>
Sent: Monday, December 1, 2025 2:08 PM
To: Maria Morris
Subject: Re: Please Support Agenda Item Number 17A for Jurupa Valley

Not sure who spoofed my email but I did NOT send this email. I am unaware of this agenda item.

Curtis Optebeke

On Mon, Dec 1, 2025, 9:58 AM Maria Morris <mmorris@jurupavalley.org> wrote:

> Good morning,
>
> Thank you for your correspondence. It will be distributed to the City Council and made part of the record.
>
> Have a great day!!

Maria Morris, CMC | City Clerk

CITY OF JURUPA VALLEY T: 951.332.6464 ext. 172
8930 Limonite Avenue, Jurupa Valley, CA 92509

mmorris@jurupavalley.org|jurupavalley.org
Connect with us on social media:
Facebook | Instagram |X

From: Curtis Optebeke -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:40 PM

To: Maria Morris <mmorris@jurupavalley.org>
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Curtis Optebeke
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: J M [redacted]
Sent: Monday, December 1, 2025 10:24 AM
To: Maria Morris
Subject: Re: Please Support Agenda Item Number 17A for Jurupa Valley

This email was fake as I never wrote it or gave permission to write it. You are being spammed by fake constituent emails.

-Jacob
Sent from my iPhone

On Dec 1, 2025, at 10:01 AM, Maria Morris <mmorris@jurupavalley.org> wrote:

Good morning,

Thank you for your correspondence. It will be distributed to the City Council and made part of the record.

Have a great day!!

<image001.png>

Maria Morris, CMC | City Clerk
CITY OF JURUPA VALLEY T: 951.332.6464 ext. 172
8930 Limonite Avenue, Jurupa Valley, CA 92509
mmorris@jurupavalley.org|jurupavalley.org
Connect with us on social media:
Facebook | Instagram |X

From: Jacob Moniz -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:29 PM
To: Maria Morris <mmorris@jurupavalley.org>
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Jacob Moniz
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Kelly Weakly [redacted]
Sent: Monday, December 1, 2025 12:12 PM
To: Maria Morris
Subject: Re: Please Support Agenda Item Number 17A for Jurupa Valley

What is this and where was it generated from?? I am Kirk Weakly and I never authorized it and my address is not [redacted] Crown Dr. This is a scam and should be investigated!!

Kirk Weakly
[redacted]

On Dec 1, 2025, at 10:03 AM, Maria Morris <mmorris@jurupavalley.org> wrote:

Good morning,

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Have a great day!!

<image001.png>

Maria Morris, CMC | City Clerk
CITY OF JURUPA VALLEY T: 951.332.6464 ext. 172
8930 Limonite Avenue, Jurupa Valley, CA 92509
mmorris@jurupavalley.org|jurupavalley.org
Connect with us on social media:
Facebook | Instagram |X

From: Kirk Weakly -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:23 PM
To: Maria Morris <mmorris@jurupavalley.org>
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Thank you for your time and for listening to residents.

Yours sincerely,

Kirk Weakly
[redacted]
Jurupa Valley, CA 91752

=

Maria Morris

From: Mishal [redacted]
Sent: Monday, December 1, 2025 8:30 PM
To: Maria Morris
Subject: Re: Please Support Agenda Item Number 17A for Jurupa Valley

I didn't write this.

Sent from my iPhone

On Dec 1, 2025, at 10:02 AM, Maria Morris <mmorris@jurupavalley.org> wrote:

Good morning,

Thank you for your correspondence. It will be distributed to the City Council and made part of the record.

Have a great day!!

<image001.png>

Maria Morris, CMC | City Clerk
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8930 Limonite Avenue, Jurupa Valley, CA 92509
mmorris@jurupavalley.org|jurupavalley.org
Connect with us on social media:
Facebook | Instagram |X

From: Mishal Syed -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, November 29, 2025 5:26 PM
To: Maria Morris <mmorris@jurupavalley.org>
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Mishal Syed
[redacted]
Jurupa Valley, CA 91752

12/4/2025
Public Hearing A
Correspondence

From: Pam Waller
To: Guillermo Silva; Armando Carmona; Veronica Sanchez; Chris Barajas; Brian Berkson; Rod Butler; Michael Flad; CityClerk-WebContact
Subject: Dec 4, 2026 Agenda Item #17 A
Date: Wednesday, December 3, 2025 7:11:10 PM

Dear Councilmembers Silva and Carmona,

As the elected representatives for Districts 2 and 1 the two areas most directly impacted by the proposed Wineville/Limonite Diversified Pacific project your constituents deserve clear and firm leadership. District 2 will bear the heaviest immediate burdens, with District 1 located less than a city block from the site.

Councilmember Silva, you have publicly described Sky Country and Old Mira Loma as communities you know intimately and call home. Given your connection, why have you not insisted that any new housing here truly align with the established character featuring larger lots, genuine equestrian protections, and a low-density rural feel rather than dense, urban-style development that overwhelms the neighborhood? This proposal places 232 residential units and commercial space on roughly 33 acres, creating a development wall and traffic pressure at the heart of an equestrian area.

Residents in both your districts will be most affected by this scale, increased traffic, and erosion of rural and equestrian lifestyles. Many ask a simple question: if housing must come, why is there not a fight for design and scale that preserves Sky Country's unique identity and the -character of Old Mira Loma instead of drowning them in Concrete?

Moreover, the frequent citing of SB 786 as an excuse to advance projects like this has become tiresome. While SB 786 streamlines some housing plan enforcement, it does not strip you of local authority to protect your districts' character and safety. The "our hands are tied" argument is no longer acceptable. You both have a responsibility to stand with residents, object to this build at this time, and insist on proposals that respect neighborhood history, infrastructure, and quality of life.

Put your constituents first by rejecting this project in its current form and pushing for development that truly fits the rural, equestrian landscape of your districts.

In closing, I ask you on behalf of your constituents to push for postponing the approval of this project until sometime in 2026 to allow proper reevaluation of the proposal and its density. We deserve more than the repeated blaming of SB 786 as an excuse to push through projects that do not fit our community.

That argument has been used far too long and is simply not true. You know it. Please stand with your residents and demand a process and outcome that respects our neighborhoods and values.

Sincerely

Pamela Waller

From: Marlon Carpio -- via civiclick.com
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley
Date: Thursday, December 4, 2025 1:48:14 PM

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

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Thank you for your time and for listening to residents.

Yours sincerely,

Marlon Carpio
[redacted]
Jurupa Valley, CA 91752

12/4/2025
Public Hearing A
Correspondence

Maria Morris

From: Lisa Lane [redacted]
Sent: Thursday, December 4, 2025 5:16 PM
To: Maria Morris
Subject: Objection to the Proposed Limonite/Wineville Diversified Project

Mayor and City Council Members,

My name is **Lisa Lane**, and I have been a proud resident of **Sky Country since 1986**. I watched my home being built almost 40 years ago, and I have seen our community work to remain true to its rural, equestrian identity. I am here tonight to **oppose this development**, because it does not honor that identity or the people who live here.

This project sits inside an **equestrian overlay**, yet it includes **no equestrian properties, no equestrian facilities, and not even a horse path** along the outside of the development. An equestrian overlay without equestrian design is meaningless. It ignores the vision that originally shaped this part of Jurupa Valley.

The developer proposes widening Limonite from **two lanes to three lanes for only a short distance**, and then narrowing it back down to two. This design guarantees a permanent bottleneck. It will increase congestion, noise, and safety hazards on what is already one of the most heavily used roads in our city.

Over 3,000 new homes are being built in Eastvale, and the **Vernola project will add another 1,600 units**. All of these vehicles will be funneled onto the same Limonite off-ramp that Jurupa Valley relies on. The result will be **massive gridlock** for anyone trying to exit the freeway—Eastvale residents, Jurupa Valley residents, and Sky Country residents will all be trapped in that same choke point.

Our community is already struggling with congestion. This will make it unbearable.

This area is supposed to be the **Gateway to Jurupa Valley**. A gateway should reflect who we are—our rural charm, our equestrian heritage, our open space. Instead, this project brings higher density, poor infrastructure, and no community compatibility. It does not welcome people to Jurupa Valley.

As a **real estate agent in this community for 25 years**, I have witnessed what happens when development is approved without sufficient infrastructure. Home values suffer. Noise skyrockets. Neighborhood identity is lost. Limonite is turning into a **super highway**, and the developer has not addressed potential loss of value this will create for the homes that back up to it.

I want to be clear: I am not against development. I am against **development that harms the community instead of integrating with it**. Years ago, I met with the property owner John Russo and he talked about building something that would fit Sky Country. Unfortunately, that is no longer his concern.

Tonight, I am asking you to **reconsider this project**. Require less density. Require true equestrian compatibility. Require a gateway that reflects Jurupa Valley—not destroys it. Protect the communities that have been here for over 50 years.

Please do not let this development erase what makes Sky Countr/Jurupa Valley special and unique.

Regards,

LISA LANE, Realtor

[redacted]

Website link:
https://www.bhhs.com/perrie-mundy-realty-group-ca332/riverside/lisa-lane/cid-1120256

For a More Accurate Value of Your Home, to See Your Homes Rental Potential and More, Click the Link below
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Maria Morris

From: Kyle Mason [redacted]
Sent: Thursday, December 4, 2025 7:24 PM
To: Maria Morris
Subject: Limonite and the Wineville zoning comment

I have lived in Jurupa Valley for 35 years, I went to school here, I work here. The zoning for the limonite and wineville project in my view does not go along with what residents here want or need. I wish it never changed from actual farmland, but residential agriculture to me is better than the PUD.

In recent years our city has allowed housing developments to go forth without any consideration for agriculture, and this project would be much of the same.

Thank you for your time and thank you for what you do for our city.

Best wishes,
Kyle Mason

Maria Morris

From: Alejandra Mejia [redacted]
Sent: Thursday, December 4, 2025 7:40 PM
To: Maria Morris
Subject: Agenda 17A

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my strong protest against for the plan for Wineville and Limonite Avenue on agenda item number 17A.

This plan will cause higher unwanted traffic on Limonite Ave. The over population will diminish the equestrian trails and equestrian life that reflect the character of Jurupa Valley.
The design feels very forced and not at all thoughtful towards the community, and it is clear that community feedback has not been listened to in a real role in shaping what is now being proposed.
The proposed plans will NOT help everyone who lives or works in this part of the city.

Please consider revoking the agenda item number 17A on December 4. I believe it will be a negative impact to Jurupa Valley and something our community will NOT benefit from at all one bit.

Thank you for your time and please listen to residents the residents of Jurupa Valley

Sincerely,
Alejandra Dominguez

Sent from my iPhone

Maria Morris

From: Max Montes [redacted]
Sent: Tuesday, December 9, 2025 3:51 PM
To: Maria Morris
Subject: Re: Please Support Agenda Item Number 17A for Jurupa Valley

GOOD AFTERNOON WHO THE HELL DID THIS CORRESPONDENCE IN MY NAME ? I DO NOT SUPPORT THIS !!!!!!

On Dec 9, 2025, at 9:15 AM, Maria Morris <mmorris@jurupavalley.org> wrote:

Good morning,

Thank you for your correspondence. It will be distributed to the City Council and made part of the record.

Have a great day!!

<image001.png>

Maria Morris, CMC | City Clerk
CITY OF JURUPA VALLEY T: 951.332.6464 ext. 172
8930 Limonite Avenue, Jurupa Valley, CA 92509
mmorris@jurupavalley.org|jurupavalley.org
Connect with us on social media:
Facebook | Instagram |X

From: Max Montes -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:03 AM
To: Maria Morris <mmorris@jurupavalley.org>
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

This plan will provide homes with attractive new prices, parks, open space, and equestrian trails that reflect the character of Jurupa Valley.

The design feels thoughtful, and it is clear that community feedback played a real role in shaping what is now being proposed. The proposed plans will help everyone who lives or works in this part of the city.

Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Max Montes
[redacted]
Jurupa Valley, CA 91752

=

Maria Morris

From: Kirk Whiting [redacted]
Sent: Tuesday, December 9, 2025 11:35 AM
To: Maria Morris
Subject: Re: Please Support Agenda Item Number 17A for Jurupa Valley

Maria,

After researching 17A that I was totally unaware of. I OPPOSE IT.

The property should remain equestrian use, not the ridiculous medium density garbage that is everywhere.

Kirk Whiting.

On Tue, Dec 9, 2025 at 10:23 AM Kirk Whiting [redacted] wrote:

Maria,

I checked this site from my work computer and my first concern & guess is this is AI fraud. See screenshot.

Kirk

On Tue, Dec 9, 2025 at 9:44 AM Maria Morris <mmorris@jurupavalley.org> wrote:

Good afternoon,

Thank you for your email. We do not know where it was generated from. I will forward your email below to the City Council and will make it part of the record.

Have a great afternoon!!

Maria Morris, CMC | City Clerk

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8930 Limonite Avenue, Jurupa Valley, CA 92509

mmorris@jurupavalley.org|jurupavalley.org
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From: Kirk Whiting [redacted]
Sent: Tuesday, December 9, 2025 9:31 AM
To: Maria Morris <mmorris@jurupavalley.org>
Subject: Re: Please Support Agenda Item Number 17A for Jurupa Valley

I did not send this email below. I have no idea what civiclick.com is . This is fake support.

Kirk

On Tue, Dec 9, 2025, 9:17 AM Maria Morris <mmorris@jurupavalley.org> wrote:

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Maria Morris, CMC | City Clerk

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Yours sincerely,

Kirk Whiting
[redacted]
Jurupa Valley, CA 91752

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Kirk Whiting
[redacted]
Jurupa Valley, CA 91752

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To: Maria Morris
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Attachments: civiclick.jpg

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Yours sincerely,

Kirk Whiting
[redacted]
Jurupa Valley, CA 91752

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12/4/2025
Public Hearing A
Correspondence - received after meeting

Maria Morris

From: Cisco Diaz -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:00 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Thank you for your time and for listening to residents.

Yours sincerely,

Cisco Diaz
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Ronnie Jacobs -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:00 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Thank you for your time and for listening to residents.

Yours sincerely,

Ronnie Jacobs
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Evelyn Caltabiano -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:00 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Evelyn Caltabiano
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Lou Lemus -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:00 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Lou Lemus
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Diana Gomez -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:01 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Diana Gomez
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Dan Sandoval -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:01 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Dan Sandoval
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Liz Torrez -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:01 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Thank you for your time and for listening to residents.

Yours sincerely,

Liz Torrez
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Rina Biscocho -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:01 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Thank you for your time and for listening to residents.

Yours sincerely,

Rina Biscocho
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Mike Bretzing -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:01 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Thank you for your time and for listening to residents.

Yours sincerely,

Mike Bretzing
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Nuria Salazar -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:01 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Nuria Salazar
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Carlos Cabral -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:01 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Carlos Cabral
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Noulong Gang -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:02 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Noulong Gang
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Delano Rogando De Banate -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:02 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Delano Rogando De Banate
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Joshua Sagiao -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:02 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Joshua Sagiao
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Karen Shepherd -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:02 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Karen Shepherd
[redacted]
Jurupa Valley, CA 91752

Maria Morris

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To: Maria Morris
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Jurupa Valley, CA 91752

Maria Morris

From: Max Montes -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:03 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

I am writing as a Jurupa Valley resident who cares about the future of our city and wants to share my support for the plan for Wineville and Limonite Avenue on agenda item number 17A.

This plan will provide homes with attractive new prices, parks, open space, and equestrian trails that reflect the character of Jurupa Valley.

The design feels thoughtful, and it is clear that community feedback played a real role in shaping what is now being proposed. The proposed plans will help everyone who lives or works in this part of the city.

Please consider supporting agenda item number 17A on December 4. I believe it will be a positive addition to Jurupa Valley and something our community can genuinely benefit from.

Thank you for your time and for listening to residents.

Yours sincerely,

Max Montes
[redacted]
Jurupa Valley, CA 91752

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Max Montes
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Donald Hyde -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:03 AM
To: Maria Morris
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Donald Hyde
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Kirk Whiting -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:03 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Kirk Whiting
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Ethel Nickelberry -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:03 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Ethel Nickelberry
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Mary Jo Moen -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:03 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Mary Jo Moen
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: James Nickelberry -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:03 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

James Nickelberry
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Nicole Whiting -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:04 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Nicole Whiting
[redacted]
Jurupa Valley, CA 91752

Maria Morris

From: Claudia Amezquita -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:04 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Claudia Amezquita
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Shaun Dye -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:04 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Shaun Dye
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Lidia Jimenez -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:04 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Lidia Jimenez
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Dominic Alanis -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:04 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Dominic Alanis
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Edgar Priego -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:04 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Edgar Priego
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Kathe Valdes -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:05 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Kathe Valdes
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Kimberly Zitta -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:05 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Kimberly Zitta
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Lauren Zitta -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:05 AM
To: Maria Morris
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Yours sincerely,

Lauren Zitta
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Steven Remy -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:05 AM
To: Maria Morris
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Yours sincerely,

Steven Remy
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Gladys Holt -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:05 AM
To: Maria Morris
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Yours sincerely,

Gladys Holt
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Holly Becker -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:06 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Holly Becker
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Sebastian Emberlin -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:06 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Sebastian Emberlin
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Ricardo Casas -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:06 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Ricardo Casas
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Roberto Ochoa -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:06 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Roberto Ochoa
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: Issabella Mocino -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:06 AM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

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Yours sincerely,

Issabella Mocino
[redacted]
Jurupa Valley, CA 92509

Maria Morris

From: [redacted]
Sent: Monday, December 8, 2025 12:22 PM
To: Maria Morris
Subject: Re: Please Support Agenda Item Number 17A for Jurupa Valley

Hello,

I never sent this. This plan does not have my support. Please remove me from whatever email list this is.

Best Regards,
Isabella Mocino

> On Dec 8, 2025, at 9:34 AM, Maria Morris <mmorris@jurupavalley.org> wrote:
>
> morning,

Maria Morris

From: Marlon Carpio -- via civiclick.com <constituent@civiclick.com>
Sent: Thursday, December 4, 2025 1:39 PM
To: Maria Morris
Subject: Please Support Agenda Item Number 17A for Jurupa Valley

Dear City Clerk Maria Morris,

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Yours sincerely,

Marlon Carpio
[redacted]
Jurupa Valley, CA 91752