



City of Jurupa Valley

Staff Report

DATE: MARCH 19, 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

BUSINESS ITEM RELATED TO AN APPEAL (MA25133; AP25002) TO THE CITY COUNCIL TO CONSIDER RESOLUTIONS EITHER AFFIRMING OR RESCINDING THE PLANNING COMMISSION'S DENIAL OF THE CAMINO TERRACE APARTMENTS PROJECT (MA24164; SDP24074), AN 80-UNIT AFFORDABLE AND SUPPORTIVE HOUSING PROJECT CONSISTING OF 28 SUPPORTIVE HOUSING UNITS, 51 AFFORDABLE HOUSING UNITS, AND ONE MANAGER'S UNIT LOCATED ON A 5.88-ACRE SITE AT THE NORTHEAST CORNER OF CAMINO REAL AND LIMONITE AVENUE. THE PROJECT HAS BEEN REVISED TO REMOVE THE PROPOSED CHILDCARE CENTER AND COMMUNITY BUILDING ON THE NORTHERN PORTION OF THE SITE, WITH DEVELOPMENT CONSOLIDATED ON THE SOUTHERN PORTION OF THE PROPERTY (APNS: 185-470-001, 185-470-002); APPLICANT: WAKELAND HOUSING AND DEVELOPMENT CORPORATION

RECOMMENDATION

It is recommended that the City Council receive a presentation and conduct a discussion regarding the prepared resolutions associated with the Camino Terrace Apartments Project (Master Application No. 24164; Site Development Permit No. 24074), and consider the following actions:

1. Review, discuss, and adopt the Resolution upholding the Planning Commission's decision to affirm the ministerial denial of the Camino Terrace Apartments Project, an 80-unit affordable and supportive housing development located on a 5.88-acre site at the northeast corner of Camino Real and Limonite Avenue; or

2. Review, discuss, and adopt the Resolution approving the Camino Terrace Apartments Project with appropriate findings, waivers, and Conditions of Approval reflecting project modifications and negotiated commitments discussed during prior hearings.

BACKGROUND

On February 19, 2026, the City Council held the fifth public hearing to consider an appeal of the Camino Terrace Apartment Project. During the hearing, staff and the City Attorney presented information regarding the current status of the project, the modifications made by the applicant in response to earlier concerns, and the legal framework governing the City’s review of housing projects under California housing law.

During the hearing, staff and the applicant described several project revisions made since earlier reviews, including modifications intended to address concerns related to accessibility, infrastructure improvements, utility undergrounding, open space preservation, and other site design considerations. The applicant also indicated that certain project components previously included in earlier iterations, such as a childcare facility, had been removed from the current proposal. Since a number of these revisions were made so close to the hearing, there was insufficient time to prepare conditions of approval that addressed the project revisions.

City Council members also discussed several remaining concerns raised by residents and Council members, including issues related to potential blasting during site grading, ingress and egress conditions, fire safety considerations, and neighborhood impacts. The Council also discussed the importance of clearly identifying all Conditions of Approval associated with the project prior to taking final action.

COUNCIL DIRECTION

At the conclusion of the public hearing, the City Council directed staff to return at a subsequent City Council meeting with draft resolutions for consideration:

1. **A Resolution approving the project with Conditions of Approval**, incorporating mitigation measures and project commitments discussed during the hearing, including infrastructure improvements and other operational conditions.
2. **A Resolution denying the project**, should the City Council determine that denial is appropriate.

The City Council indicated that the forthcoming meeting will not constitute a new public hearing but will provide the Council with an opportunity to deliberate and determine whether to adopt the approval or denial resolution based on the information provided.

PROPOSED CONDITIONS OF APPROVAL

The proposed Resolution of Approval would adopt conditions of approval for the Project. The following conditions of approval were added in response to concerns raised by the Council:



1. Consolidation of Apartments and Services on the South Parcel. The Site Plan adopted as part of the Site Development Permit and referenced in Condition No. 2 shows all buildings and services on the 5.88-acre Southern Parcel south of Camino Terrace Drive. No buildings or uses for the Project will be located on the 9.65-acre Northern Parcel.

2. Dedication of Northern Parcel for Open Space. Condition No. 4 states that Applicant shall cooperate with the City and the Riverside County Housing Authority and use its best efforts support conveyance of the approximately 9.65-acre Northern Parcel to the City of Jurupa Valley subject to a covenant or similar legally enforceable instrument restricting the Northern Parcel. Riverside County Housing Authority is the owner of the Northern Parcel.

3. Funding Underground Utility Improvements. Condition No. 5 states that the Applicant shall pay to the City a one-time contribution \$1,200,000 on or before the issuance of the Building Permit for the Project to be used for the design, coordination, and construction of undergrounding of overhead utilities along the applicable frontage and/or corridor, as determined by the City in coordination with the serving utility provider.

4. Sidewalk Improvements Along Project Frontage. Condition No. 6 states that prior to issuance of the first Certificate of Occupancy, the Applicant shall construct sidewalk improvements along the Project frontage on Camino Real and Canyon Terrace Drive, including concrete sidewalk, curb and gutter, ADA-compliant curb ramps where applicable, and high-visibility crosswalk striping across Canyon Terrace Drive.

5. Backup Generator Installation. Condition No. 7 states that prior to issuance of a Certificate of Occupancy for the supportive services building, the applicant shall install a permanently mounted backup emergency generator. The generator shall be designed to support, at a minimum, refrigeration for medications, electrical outlets for device charging, and a cooling area for residents during emergency events.

6. Prohibition of Explosives. The use of explosives, blasting agents, or similar detonation methods for grading, excavation, or construction activities on the Project Site is prohibited.

The applicant has expressed opposition to the proposed condition prohibiting the use of explosives for grading activities. In response, an alternative condition is provided for the City Council's consideration that would allow the use of explosives for grading, subject to applicable permits, regulatory approvals, and safety requirements.



PROHIBITION OF BLASTING OR EXPLOSIVE MATERIALS.

- a. **Prohibition of Explosives.** The use of explosives, blasting agents, or similar detonation methods for grading, excavation, or construction activities on the project site is prohibited unless the Applicant demonstrates to the satisfaction of the City Engineer and the Riverside County Fire Department that no feasible alternative construction method exists.
- b. **Blasting Plan (If Determined Necessary).** If blasting is determined by the City Engineer to be unavoidable due to site conditions, the Applicant shall obtain all necessary permits and approvals from the Riverside County Fire Department and any other applicable regulatory agencies prior to the commencement of blasting. All blasting operations, including preparation of blasting plans, safety procedures, monitoring protocols, insurance requirements, and notification to surrounding properties, shall comply with the requirements of the Riverside County Fire Department and the California Fire Code.
- c. For purposes of this condition, a feasible alternative construction method means one that is technically practicable and does not render the project infeasible due to excessive cost, substantial delay to the construction schedule, or other constraints that would materially affect the viability of the approved development.

FINANCIAL IMPACT

The applicant paid for the processing of the project appeal. It will have no effect on City costs or revenues.

ALTERNATIVES

1. *Recommended Action:* Review, discuss, and adopt the Resolution approving the Camino Terrace Apartments Project (Master Application No. 24164; Site Development Permit No. 24074), an 80-unit affordable and supportive housing development proposed on a 5.88-acre site located at the northeast corner of Camino Real and Limonite Avenue, subject to Conditions of Approval incorporating project revisions, negotiated commitments, and mitigation measures discussed during prior hearings; or
2. Review, discuss, and adopt the Resolution denying the proposed Camino Terrace Apartments Project, including written findings supporting the denial.



Prepared by:



Joe Perez
Assistant City Manager/Community
Development Director

Submitted by:



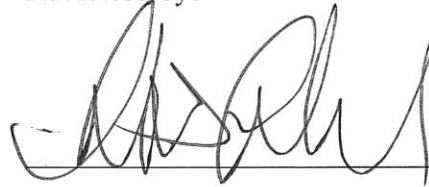
Rod B. Butler
City Manager

Reviewed by:



Susan Paragas
Director of Finance

Reviewed by:



Michael Flad
Assistant City Manager

Reviewed by:



Peter M. Thorson
City Attorney

ATTACHMENTS

1. Resolution upholding the Planning Commission's decision to affirm the ministerial denial of the Camino Terrace Apartments Project
2. Resolution approving the Camino Terrace Apartments Project
3. Draft Conditions of Approval
4. Project Plans



ATTACHMENT 1

Draft City Council Resolution Approving MA24164

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY: (1) RESCINDING THE PLANNING COMMISSION’S DENIAL OF CAMINO TERRACE APARTMENTS PROJECT (MA24164, SDP24074), AN 80-UNIT AFFORDABLE HOUSING PROJECT CONSISTING OF 28 SUPPORTIVE HOUSING UNITS, 51 AFFORDABLE HOUSING UNITS, AND ONE MANAGER’S UNIT, A 2,560-SQUARE-FOOT COMMUNITY BUILDING LOCATED ON A 5.88 ACRE SITE LOCATED EAST OF CAMINO REAL AND SOUTH OF CAMINO TERRACE DRIVE (ASSESSOR’S PARCEL NUMBER 185-470-001, 185-470-002); (2) FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER SECTION 15268 OF THE CEQA GUIDELINES; AND (3) APPROVING MASTER APPLICATION NO. MA24164,SDP24074, DB26001 (WAKELAND HOUSING DEVELOPMENT COMPANY, INC.; CAMINO TERRACE PROJECT)

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

Section 1. Project Master Application No. MA24164.

(a) Wakeland Housing and Development Corporation (“Applicant”) originally applied for Master Application No. 24164 (MA No. 24164) consisting of a Site Development Permit (SDP24074) to construct an 80-unit affordable housing project consisting of 28 supportive housing units and 51 affordable housing units, a 2,560 square foot community building, and 6,463 square foot child daycare center at the northeast corner of Camino Real and Limonite avenue, identified as Assessor’s Parcel Numbers (“APN”) 185-460-001, 185-470-001, and 185-470-002 (the “Original -Project”) to be located on two parcels of property separated by Camino Terrace Drive. APN 185-460-001 (“the Northern Parcel”) consists of 9.65 acres of land and APN 185-470-001 and 185-470-002 (“the Southern Parcel”) consists of 5.88 acres of land. Applicant also submitted a Density Bonus Application to seek a waiver of certain development standards including a waiver of landscaping, private open space, parking setback, pedestrian access, retaining wall height, perimeter walls, and unit size requirements. Applicant also sought an incentive to provide a shared laundry facility instead of washer/dryer hookups. Applicant sought approval as a ministerial supportive housing development under California Government Code Sections 65650 *et seq.*

(b) Applicant has modified its Original Project so that it now seeks approval of an 80-unit affordable housing project consisting of 28 supportive housing units, 51 affordable housing units, one manager’s unit, and a 2,560-square-foot community building (providing onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens) located on the Southern Parcel consisting of a 5.88 acre site located east of Camino Real and south of Camino Terrace Drive and no child daycare center (“the Project”). No development is proposed for the Northern Parcel. Applicant also submitted a Density Bonus Application to seek a waiver of certain development standards including a waiver of landscaping, private open space, parking setback, pedestrian access,

retaining wall height, perimeter walls, and unit size requirements. Applicant also sought an incentive to provide a shared laundry facility instead of washer/dryer hookups. Applicant sought approval as a ministerial supportive housing development under California Government Code Sections 65650 *et seq.* A map of the Project is attached hereto as Exhibit A and incorporated herein as though set forth in full.

(c) The City Council of the City of Jurupa Valley supports the development of affordable housing in the community for persons and families of very low, low and moderate income. The City has diligently worked to provide opportunities for the development of affordable housing for persons of very low, low and moderate income through the development and implementation of its Housing Element that has been certified by the State Department of Housing and Community Development. The City Council rejects and condemns comments made during the public hearings that were disparaging of persons of low income or of other protected groups that might be residents of the Project. During the course of the public hearings, Council Members reminded the speaker of the Council's position on these issues.

Section 2. Procedural Findings. The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The public disclosure for MA No. 24164, including, but not limited to, a public notice, was processed in the time and manner prescribed by State law and local law, including the California Environmental Quality Act.

(b) On February 13, 2025, the Community Development Director denied MA No. 24164 and Site Development Permit No. 24074 (SDP24074), issuing a formal Notice of Decision denying the Original Project.

(c) On February 27, 2025, the Applicant, filed a timely appeal in accordance with Jurupa Valley Municipal Code ("JVMC") Section 9.05.105, requesting review by the Planning Commission.

(d) On April 28, 2025, the Planning Commission held a public hearing to consider Appeal No. AP25001 of the Community Development Director's ministerial denial of the Camino Terrace Apartments project. Following the close of public testimony, the Planning Commission adopted Resolution No. PC-2025-06, upholding the Director's denial.

(e) On June 26, 2025, the City Council held a duly noticed public hearing on the Appeal No. AP25001 and received comments from the Applicant and the public. The City Council received public comment and continued the hearing to August 7, 2025.

(f) On August 7, 2025, the City Council held a continued public hearing and received comments from the Applicant and the public. The City Council heard public comment and continued the hearing to September 18, 2025.

(g) At the Applicant's request, the City Council did not hold public hearings on September 18, 2025, October 16, 2025, or November 20, 2025, to allow the Applicant time to redesign the Project to address the concerns raised during the public hearings, including concerns pertaining to the public health and safety.

(h) The City renoticed the public hearing on Appeal No. AP25001 for December 18, 2025. The City Council heard comments from the Applicant and public and continued the hearing to February 19, 2026.

(i) On February 19, 2026, the City Council held a continued public hearing and received comments from the Applicant and the public. Following the comments, the City Council closed the public hearing and directed Staff to prepare a resolution for approval of the Project with conditions and a resolution for denial of the Project.

(j) On March 19, 2026, the City Council considered a resolution for approval of the Project with conditions and a resolution for denial of the Project and chose to adopt this Resolution approving the Project with conditions.

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

Section 3. Site Development Permit.

(d) The Applicant is seeking approval of Site Development Permit No. 24074 to construct an 80-unit affordable housing project consisting of 28 supportive housing units, 51 affordable housing units, one manager's unit, and a 2,560-square-foot community building on the Southern Parcel.

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

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

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

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

Section 4. Density Bonus Application.

(a) The Applicant submitted an application for a "density bonus" (DB26001) under Chapter 9.300 of the Jurupa Valley Municipal Code related to Site Development Permit No.

24074 to construct an 80-unit affordable housing project consisting of 28 supportive housing units, 51 affordable housing units, one manager’s unit on the Southern Parcel. By agreeing to make 79 units available to low income households at affordable rents, the Applicant is entitled to an 80% density bonus. The base density is 8 units per acre. At 5.88 acres the Project would be entitled to 48 units (rounded up). With an 80% density bonus of 39 units (rounded up) added to the base density of 48 units, the Project could have 87 units but has chosen to have 80 units.

(b) The Applicant also seeks to deviate from 13 of the City’s development standards through the “waiver” provision under Government Code Section 65915(e). The specific development standards from which the Applicant seeks to deviate are set forth in subsection (d) below. Jurupa Valley Municipal Code Section 9.30.050(D) provides that the City shall approve a waiver or reduction of a development standard, unless it makes one (1) or more of the following findings:

1) The application of the development standard does not have the effect of physically precluding the construction of a housing development at the density allowed by the density bonus and with the incentives or concessions granted to the applicant;

2) The waiver or reduction of the development standard would have a specific, adverse impact, as defined in Government Code Section 65589.5(d)(2) upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact;

3) The waiver or reduction of the development standard would have an adverse impact on any real property that is listed in the California Register of Historical Resources; or

4) The waiver or reduction of the development standard would be contrary to state or federal law.

(c) The Applicant seeks to deviate from the following development standards:

	JVMC Section	Modification/Deviation from Standard
1	9.240.110	Minimum dwelling size: 42 units are 593 sq. ft. below the 750 sq. ft. minimum
2	9.240.120(6)(a)(i)	JVMC requires no parking space located on driveways providing direct access to a street closer than thirty (30) feet from the property line at the right-of-way. The project includes four parking spaces encroaching 13 feet into this setback.
3	9.240.120(6)(d)	No bicycle parking is provided (3 racks required).
4	9.240.120(7)(f)(i)(g)	Trees planted within 10 feet of driveways (conflicts with setback). Eight trees are planted 3 feet from driveway areas.

5	9.240.545(B)(1)(b)	JVMC requires a minimum of 115 sq. ft. of private open space for ground floor units and 75 sq. ft. for upper floors units. The project proposes 49 to 84 square feet for units.
6	9.240.545(B)(2)	Common open space provided (3,742.69 sq. ft.) below 12,000 sq. ft. required.
7	9.240.545(B)(3)	Laundry: no in-unit hookups; one common laundry room provided on site.
8	9.240.545(B)(4)	Accessory storage (35–60 cu. ft.) not provided.
9	9.240.545(B)(5)	Parking management plan has not been submitted (assignments, enforcement, CC&Rs).
10	9.240.545(B)(11)(a)	Upper stories of multiple-family buildings must step back from the front setback line, allowing one story at the setback line, two stories at 20 feet, and any stories above two at a minimum 30-foot setback. The elevation indicates the third story wall is approximately 22'-8" to 25'-2" from the property line.
11	9.240.545(7)(d)	Retaining wall along Camino Real exceeds 42 inches in height and is approximately 18 ft.
12	9.240.545(6)(b)	Street-frontage tree spacing does not meet the 30-ft. interval requirement. There are gaps with landscaping that exceed 30 feet intervals with gaps at 36 feet and 46 feet.
13	9.80.030(4)	Lot coverage exceeds 50% maximum (approx. 51.2%).

Section 5. California Environmental Quality Act.

(a) Government Code Section 65651 provides that supportive housing shall be a “use by right” in zones where multifamily and mixed uses are permitted if the proposed housing development satisfies certain requirements. Specifically, Government Code Section 65651(a)(5) provides that for a development with more than 20 units, at least 3 percent of the total floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

(b) The Project contains more than 20 units, at least 3 percent of the total floor area will be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens. The Project includes approximately 66,857 square feet of building area, which requires a minimum of 2,006 square feet of supportive service space. The Project provides a 2,560-square-foot community center, which exceeds the minimum requirement. Applicant has agreed to certain conditions of approval that facilitate the supportive housing uses of the Project.

(e) Therefore, the Project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15268 of the State CEQA Guidelines (14 CA ADC §15268) as a ministerial project.

Section 6. Findings for Approval of Site Development Permit. In approving Site Development Permit 24074, the City Council of the City of Jurupa Valley finds and determines that:

(f) The Project is consistent with the General Plan, each element thereof, zoning ordinance, and applicable State law. The General Plan land use designation is MHDR (Medium High Density Residential) and the maximum base density in the MHDR land use is 8 dwelling units per acre. By agreeing to make 79 units available to low income households at an affordable rents, the Applicant is entitled to an 80% density bonus. The base density is 8 units per acre. At 5.88 acres, the Project would be entitled to 48 units (rounded up). With an 80% density bonus of 39 units (rounded up) add to the base density of 48 unit, the Project could have 87 units but has chosen to have 80 units.

(g) 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 land uses. The Project site offers a unique opportunity to develop an entry level traditional single-family neighborhood with various architectural styles, tree lined streets, open space, and recreational amenities. The Project meets some of the applicable development standards of the R-3 zone, but seeks a waiver of some development standards as permitted under State Density Bonus Law.

(a) The Project considers the location and need for dedication and improvement of necessary Americans with Disabilities Act compliant sidewalks, and on-site pedestrian and vehicular access.

(b) The overall development of the land is designed for the protection of the public health, safety and general welfare; conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.

(c) The Conditions of Approval prohibits the sale of any existing or subsequently constructed structures on the Property unless and until the parcel is divided and a final map recorded in accordance with Title 7 of the Jurupa Valley Municipal Code in such a manner that each building is located on a separate legally divided parcel.

(d) The Project takes into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof in that topographical and drainage conditions have been addressed through an approved Preliminary Water Quality Management Plan and proposed Conditions of Approval recommended the City's Engineering Department.

(h) Community Development Department Condition of Approval No. 5 requires the Applicant to pay to the City a one-time contribution in the total amount of \$1,200,000.00 on the date of final inspection or certificate of occupancy, whichever occurs first. The contribution shall be used for the design, coordination, and construction of undergrounding of overhead utilities along the applicable frontage and/or corridor, as determined by the City in coordination with the serving utility provider. The Applicant shall have no responsibility for the design, engineering, right-of-way acquisition, permitting, construction, scheduling, or completion of the undergrounding improvements. Upon payment of the full contribution, the Applicant's obligation related to utility undergrounding for the Project shall be deemed fully satisfied. There is, therefore, a reasonable relationship between Condition of Approval No. 5 and the supportive housing Project. Undergrounding reduces the risk of fires caused by electrical wires during weather events mitigating fire risks for the Project. Undergrounding will facilitate the development of the ADA-compliant sidewalks on Camino Real for the benefit of the residents of the Project. The Project is paying its fair share of the costs of undergrounding.

Section 7. Findings for Approval of Density Bonus Application. In approving Density Bonus Application DB 26001, the City Council makes the following findings:

(a) Density Bonus.

1) The Applicant submitted an application for a "density bonus" under Chapter 9.300 of the Jurupa Valley Municipal Code related to Site Development Permit No. 24074 to construct an 80-unit affordable housing project consisting of 28 supportive housing units, 51 affordable housing units, one manager's unit, and a community center on the Southern Parcel. By agreeing to make 79 units available to low income households at an affordable rents, the Applicant is entitled to an 80% density bonus. The base density is 8 units per acre. At 5.88 acres, the Project would be entitled to 48 units (rounded up). With an 80% density bonus of 39 units (rounded up) add to the base density of 48 unit, the Project could have 87 units but has chosen to have 80 units.

2) Government Code section 65915(b)(1)(G) provides that a city shall grant one density bonus if an applicant for a housing development seeks and agrees to construct a housing development with 100 percent of the total units of a housing development restricted for

rental or sale to low income households, as defined in Section 50079.5 of the Health and Safety Code. Pursuant to Government Code Section 65915(f)(3)(D), this entitles the Applicant to an 80% density bonus, which equates to a total of 87 units, of which the Project is only using 80 units.

3) The City Council hereby grants the density bonus allowing the Applicant to construct 80 units.

(b) Waiver of Development Standards.

1) Government Code section 65915(e)(1) provides that in no case may a city apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section. Moreover, Jurupa Valley Municipal Code Section 9.300.050(D) provides that the City shall approve a waiver unless it makes a finding that the “application of the development standard does not have the effect of physically precluding the construction of a housing development at the density allowed by the density bonus and with the incentives or concessions granted to the applicant” or one of the other applicable findings.

2) The City Council hereby grants all 13 waivers requested by the Applicant, as set forth in Section 4(c) above.

Section 8. Approval of Master Application No. MA24164 with Conditions. Based on the foregoing, the City Council of the City of Jurupa Valley hereby approves the Appeal (AP25001), rescinds the Planning Commission’s denial of Master Application No. MA24164 (Planning Commission Resolution No. 25-06) and approves Master Application No. MA24164, comprised of Site Development Permit No. SDP24074 and Density Bonus Application No. DB26001, to allow the construction of the Project subject to the conditions of approval attached hereto as Exhibit “B” and incorporated herein as though set forth in full.

Section 9. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, condition, or phrase of this Resolution, or any part thereof, is for any reason held to be illegal or invalid, such decision shall not affect the validity of the remaining portion of this Resolution or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, condition, or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause, condition, or phrase be declared illegal or invalid. If for any reason any portion of this Resolution is found to be illegal or invalid by a court of competent jurisdiction, the balance of this Resolution shall not be affected.

Section 10. 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 19th day of March, 2026.

Brian Berkson
Mayor

ATTEST:

Maria Morris, CMC, City Clerk

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-_____ was duly adopted and passed at a meeting of the City Council of the City of Jurupa Valley on the 19th day of March, 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
MAP OF PROJECT SITE

EXHIBIT B
CONDITIONS OF APPROVAL

ATTACHMENT 2

Draft City Council Resolution Denying MA24164

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DENYING MASTER APPLICATION NO. MA24164 AND SITE DEVELOPMENT PERMIT NO. SDP24074 FOR THE CAMINO TERRACE APARTMENTS PROJECT, AN 80-UNIT AFFORDABLE HOUSING PROJECT CONSISTING OF 28 SUPPORTIVE HOUSING UNITS, 51 AFFORDABLE HOUSING UNITS, AND ONE MANAGER’S UNIT, A 2,560-SQUARE-FOOT COMMUNITY BUILDING LOCATED ON A 5.88 ACRE SITE LOCATED EAST OF CAMINO REAL AND SOUTH OF CAMINO TERRACE DRIVE (ASSESSOR’S PARCEL NUMBER 185-470-001, 185-470-002) AND DENYING THE APPLICANT’S APPEAL (AP No. AP25002) (WAKELAND HOUSING DEVELOPMENT COMPANY, INC.; CAMINO TERRACE PROJECT)

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

Section 1. Project Master Application No. MA24164.

(a) Wakeland Housing and Development Corporation (“Applicant”) originally applied for Master Application No. 24164 (MA No. 24164) consisting of a Site Development Permit (SDP24074) to construct an 80-unit affordable housing project consisting of 28 supportive housing units and 51 affordable housing units, a 2,560 square foot community building, and 6,463 square foot child daycare center at the northeast corner of Camino Real and Limonite avenue, identified as Assessor’s Parcel Numbers (“APN”) 185-470-001 and 185-470-002 (the “Original Project”) to be located on two parcels of property separated by Camino Terrace Drive. APN 185-460-001 (“the Northern Parcel”) consists of 9.65 acres of land and APN 185-470-001 and 185-470-002 (“the Southern Parcel”) consists of 5.88 acres of land. Applicant also submitted a Density Bonus Application to seek a waiver of certain development standards including a waiver of landscaping, private open space, parking setback, pedestrian access, retaining wall height, perimeter walls, and unit size requirements. Applicant also sought an incentive to provide a shared laundry facility instead of washer/dryer hookups. Applicant sought approval as a ministerial supportive housing development under California Government Code Sections 65650 *et seq.*

(b) Applicant has modified its Original Project so that it now seeks approval of an 80-unit affordable housing project consisting of 28 supportive housing units, 51 affordable housing units, one manager’s unit, and a 2,560-square-foot community building (providing onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens) located on the Southern Parcel consisting of a 5.88 acre site located east of Camino Real and south of Camino Terrace Drive and no child daycare center (“the Project”). No development is proposed for the Northern Parcel. Applicant also submitted a Density Bonus Application to seek a waiver of certain development standards including a waiver of landscaping, private open space, parking setback, pedestrian access, retaining wall height, perimeter walls, and unit size requirements. Applicant also sought an incentive to provide a shared laundry facility instead of washer/dryer hookups. Applicant sought approval as a ministerial supportive housing development under California Government Code

Sections 65650 *et seq.* A map of the Project is attached hereto as Exhibit A and incorporated herein as though set forth in full.

Section 2. City’s Commitment to Affordable Housing.

(a) The City Council has provided substantial opportunities for the development of affordable housing and has, and will continue, to work with developers of affordable housing to achieve its affordable housing goals in accordance with State affordable housing goals. The City Council of the City of Jurupa Valley supports the development of affordable housing in the community for persons and families of very low, low and moderate income. The City has diligently worked to provide opportunities for the development of affordable housing for persons of very low, low and moderate income through the development and implementation of its Housing Element that has been certified by the State Department of Housing and Community Development.

(b) The City’s Housing Element was certified on April 22, 2022. The City was the first city in Riverside County to have its Housing Element certified. The Housing Element identified that the City has a regional housing needs allocation (“RHNA”) of 4,497 new housing units for the 2021-2029 planning period. The RHNA income category breakdown is as follows: 1,207 extremely low/very low income units, 749 low income units, 731 moderate income units, and 1,810 above moderate income units.

(c) In an effort to meet its RHNA obligation, the City has approved a number of housing development projects that required General Plan Amendments and zone changes. As of December 2024, the City has approved housing development projects and other General Plan amendments and zone changes that would allow for the potential development of 2,308 extremely low/very low income units, 1,267 low income units, 1,080 moderate income units, and 1,697 above moderate income units for a total potential capacity of 6,352 units. In the extremely low/very low income category, this creates a potential surplus of 1,101 units.

(d) Moreover, to encourage the development of more affordable housing, on August 18, 2022, the City adopted an inclusionary housing ordinance. This ordinance, Chapter 9.267 of the Jurupa Valley Municipal Code, requires all developments to either dedicate seven percent (7%) of its units to be affordable to persons or families of low income or to pay an in-lieu fee that the City will use to subsidize the development of units affordable to persons or families of low income.

(e) The City Council rejects and condemns comments made during the public hearings that were disparaging of persons of low income or of other protected groups that might be residents of the Project. During the course of the public hearings, Council Members reminded the speaker of the Council’s position on these issues.

Section 2. Procedural Findings. The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The public disclosure for MA No. 24164, including, but not limited to, a public notice, was processed in the time and manner prescribed by State law and local law, including the California Environmental Quality Act.

(b) On February 13, 2025, the Community Development Director denied MA No. 24164 and Site Development Permit No. 24074 (SDP24074), issuing a formal Notice of Decision denying the Original Project.

(c) On February 27, 2025, the Applicant, filed a timely appeal in accordance with Jurupa Valley Municipal Code (“JVMC”) Section 9.05.105, requesting review by the Planning Commission.

(d) On April 28, 2025, the Planning Commission held a public hearing to consider Appeal No. AP25001 of the Community Development Director’s ministerial denial of the Camino Terrace Apartments project. Following the close of public testimony, the Planning Commission adopted Resolution No. PC-2025-06, upholding the Director’s denial.

(e) On June 26, 2025, the City Council held a duly noticed public hearing on the Appeal No. AP25001 and received comments from the Applicant and the public. The City Council received public comment and continued the hearing to August 7, 2025.

(f) On August 7, 2025, the City Council held a continued public hearing and received comments from the Applicant and the public. The City Council heard public comment and continued the hearing to September 18, 2025.

(g) At the Applicant’s request, the City Council did not hold public hearings on September 18, 2025, October 16, 2025, or November 20, 2025, to allow the Applicant time to redesign the Project to address the concerns raised during the public hearings, including concerns pertaining to the public health and safety.

(h) The City renoticed the public hearing on Appeal No. AP25001 for December 18, 2025. The City Council heard comments from the Applicant and public and continued the hearing to February 19, 2026.

(i) On February 19, 2026, the City Council held a continued public hearing and received comments from the Applicant and the public. Following the comments, the City Council closed the public hearing and directed Staff to prepare a resolution for approval of the Project with conditions and a resolution for denial of the Project.

(j) On March 19, 2026, the City Council considered a resolution for approval of the Project with conditions and a resolution for denial of the Project and chose to adopt this Resolution denying the Project.

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

Section 3. Site Development Permit.

(a) The Applicant is seeking approval of Site Development Permit No. 24074 to construct an 80-unit affordable housing project consisting of 28 supportive housing units, 51 affordable housing units, one manager’s unit, and a 2,560-square-foot community building on the Southern Parcel.

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

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

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

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

Section 4. Density Bonus Application.

(b) The Applicant submitted an application for a “density bonus” (DB26001) under Chapter 9.300 of the Jurupa Valley Municipal Code related to Site Development Permit No. 24074 to construct an 80-unit affordable housing project consisting of 28 supportive housing units, 51 affordable housing units, one manager’s unit on the Southern Parcel. By agreeing to make 79 units available to low income households at affordable rents, the Applicant is entitled to an 80% density bonus. The base density is 8 units per acre. At 5.88 acres, the Project would be entitled to 48 units (rounded up). With an 80% density bonus of 39 units (rounded up) added to the base density of 48 units, the Project could have 87 units but has chosen to have 80 units.

(a) The Applicant also seeks to deviate from 13 of the City’s development standards through the “waiver” provision under Government Code Section 65915(e). The specific development standards from which the Applicant seeks to deviate are set forth in subsection (d) below. Jurupa Valley Municipal Code Section 9.30.050(D) provides that the City shall approve a waiver or reduction of a development standard, unless it makes one (1) or more of the following findings:

1) The application of the development standard does not have the effect of physically precluding the construction of a housing development at the density allowed by the density bonus and with the incentives or concessions granted to the applicant;

2) The waiver or reduction of the development standard would have a specific, adverse impact, as defined in Government Code Section 65589.5(d)(2) upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact;

3) The waiver or reduction of the development standard would have an adverse impact on any real property that is listed in the California Register of Historical Resources; or

4) The waiver or reduction of the development standard would be contrary to state or federal law.

(b) The Applicant seeks to deviate from the following development standards:

#	JVMC Section	Modification/Deviation from Standard
1	9.240.110	Minimum dwelling size: 42 units are 593 sq. ft. below the 750 sq. ft. minimum
2	9.240.120(6)(a)(i)	JVMC requires no parking space located on driveways providing direct access to a street closer than thirty (30) feet from the property line at the right-of-way. The project includes four parking spaces encroaching 13 feet into this setback.
3	9.240.120(6)(d)	No bicycle parking is provided (3 racks required).
4	9.240.120(7)(f)(i)(g)	Trees planted within 10 feet of driveways (conflicts with setback). Eight trees are planted 3 feet from driveway areas.
5	9.240.545(B)(1)(b)	Private open space below required 115 sq. ft. (ground floor) and 75 sq. ft. (upper floors). The project proposes 49 to 84 square feet for units.
6	9.240.545(B)(2)	Common open space provided (3,742.69 sq. ft.) below 12,000 sq. ft. required.
7	9.240.545(B)(3)	Laundry: no in-unit hookups; one common laundry room provided on site.
8	9.240.545(B)(4)	Accessory storage (35–60 cu. ft.) not provided.
9	9.240.545(B)(5)	Parking management plan has not been submitted (assignments, enforcement, CC&Rs).
10	9.240.545(11)(a)	Upper stories of multiple-family buildings must step back from the front setback line, allowing one story at the setback line, two stories at 20 feet, and any stories above two at a minimum 30-foot setback. The elevation indicates the third story wall is approximately 22'-8" to 25'-2" from the property line.
11	9.240.545(7)(d)	Retaining wall along Camino Real exceeds 42 inches in height and is approximately 18 ft.

12	9.240.545(6)(b)	Street-frontage tree spacing does not meet the 30-ft. interval requirement. There are gaps with landscaping that exceed 30 feet intervals with gaps at 36 feet and 46 feet.
13	9.80.030(4)	Lot coverage exceeds 50% maximum (approx. 51.2%).

Section 5. California Environmental Quality Act. The City Council, based on its own independent judgment, does hereby find, determine and declare that the Project is exempt from the requirements of the California Environmental Quality Act (“CEQA”) (Cal. Pub. Res. Code, § 21000 *et seq.*) and the State Guidelines (the “CEQA Guidelines”) (14 Cal. Code Regs. § 15000 *et seq.*) pursuant to Section 15270(a) of the CEQA Guidelines because CEQA does not apply to projects which a public agency rejects or disapproves.

Section 6. Findings for Denial of Site Development Permit. In denying Site Development Permit 24074, the City Council of the City of Jurupa Valley finds and determines that:

(a) The waiver or reduction of the development standards would have a specific, adverse impact, as defined in Government Code Section 65589.5(d)(2) upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

(b) The Project is not consistent with the General Plan of the City.

(c) The design and location of the Project will create adverse impacts upon public health and safety for the residents of the Project and the surrounding residential communities based on the fire danger in the area, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

1) The Property and areas around the Property are subject to frequent vegetation fires that require evacuation of the residents in this area.

2) The Property and areas around the Property are also subject to frequent and severe high wind events that exacerbate the probability of a vegetation fire being ignited and quickly spreading.

3) The terrain of the Property and areas around the Property consists of steep hillsides that accelerate the advance of fires once started.

4) The terrain and street network around the Property and in the areas around the Property consists of streets with steep grades and limited access that will hinder a quick and efficient evacuation of residents of the Property. The Project is designed to provide supportive services for disabled veterans, many of whom will need assistance with evacuation due to disabilities.

5) Although the Riverside County Fire Department removed the Property and areas around the Property from the High Fire Severity Zones, the City Council

finds that this determination did not adequately take into account specific history of vegetation fires, the severe wind events and evacuation problem of the Property and surrounding areas.

(d) The design and location of the Project will create adverse public health and safety impacts for the residents of the Project based on steep hillside terrain and difficult access to public transportation and services, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Although the Applicant has agreed to install sidewalks from the Project south along Camino Real to Limonite Avenue in compliance with Americans With Disabilities Act standards, the topography of the area in which the Project is located will still make it difficult for residents to access necessary public transportation and services.

(e) The design and location of the Project will create adverse public health and safety impacts for the residents of the Project based on lack of adequate parking, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. The Project does not provide the minimum parking required for a project of this size. Between the difficulties for residents to access public transportation and services at Camino Real and Limonite and the lack of adequate parking, the residents will be denied reasonable access to public transportation and services.

(f) The design and location of the Project will create adverse public health and safety impacts for the community at large because the Applicant has been unwilling to agree to not use blasting during the construction of the Project. This is a significant safety concern, particularly to the surrounding residents who would be negatively impacted by the blasting.

(g) The overall development of the land is not designed for the protection of the public health and safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

Section 7. Findings for Denial of Density Bonus Application. Government Code section 65915(e)(1) and Jurupa Valley Municipal Code Section 9.300.050(D) provide that in no case may a city apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section unless it makes a finding that the “application of the development standard does not have the effect of physically precluding the construction of a housing development at the density allowed by the density bonus and with the incentives or concessions granted to the applicant” or that the application of a density bonus waiver will create a health or safety problem that cannot otherwise be fully mitigated. Based on the findings of Section 7, above, the City Council hereby denies all of the waivers requested by the Applicant, as set forth in Section 4(c) above.

Section 8. Denial of Master Application No. MA24164. Based on the foregoing, the City Council of the City of Jurupa Valley hereby denies the Appeal (AP25001), and denies Master Application No. MA24164, comprised of Site Development Permit No. SDP24074 and Density Bonus Application No. DB26001.

Section 9. **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 19th day of March, 2026.

Brian Berkson
Mayor

ATTEST:

Maria Morris, CMC, City Clerk

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-_____ was duly adopted and passed at a meeting of the City Council of the City of Jurupa Valley on the 19th day of March, 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
MAP OF PROJECT SITE

EXHIBIT B
CONDITIONS OF APPROVAL

ATTACHMENT 3
Draft Conditions of Approval

RECOMMENDED CONDITIONS OF APPROVAL MA24164

COMMUNITY DEVELOPMENT DEPARTMENT

1. **APPROVED PROJECT.** The Project (MA24164, SDP24074) approves Camino Terrace Apartments, an 80-unit affordable housing project consisting of 28 supportive housing units, 51 affordable housing units, and one manager's unit. Additionally, the site includes a 2,200 square foot supportive services building and community room, and a 600 square foot central laundry building.
2. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) as amended by these conditions of approval:
 - a. Site Plan (Date Stamped 3/19/2026)
 - b. Floor Plan (Date Stamped 3/19/2026)
 - c. Elevations (Date Stamped 3/19/2026)
 - d. Conceptual Landscaping Plan (Date Stamped 3/19/2026)
 - e. Conceptual Grading Plan (Date Stamped 3/19/2026)
3. **UPDATED EXHIBITS.** Prior to the issuance of any building permits, the applicant shall submit updated project exhibits, including but not limited to: (1) site plan(s), (2) building elevations, (3) floor plans, (4) landscape plan, and (5) conceptual grading plan, reflecting all changes approved by the City Council. The revised exhibits shall be consistent with each other and shall clearly demonstrate the following project modifications:
 - a. Inclusion of a 2,200-square-foot supportive services building and community room. Provide updated site plan, floor plans, and elevations.
 - b. Inclusion of a 600-square-foot central laundry building, with washers and dryers provided at a minimum ratio of one washer and one dryer per ten (10) residential units. Provide updated site plan, floor plans, and elevations.
 - c. Inclusion of a 1,800-square-foot children's play area.
 - d. Installation of a 6-foot-tall masonry wall along the shared property line with APN: 185-470-003 (commercial property).
 - e. Installation of additional ADA-compliant ramps providing access to the laundry facility and children's play area.
 - f. Construction of ADA-compliant sidewalk improvements along Camino Real and Canyon Terrace Drive frontages.
 - g. Construction of ADA-compliant sidewalk improvements along Camino Real between Canyon Terrace Drive and Lakeside Drive.
 - h. Installation of a backup generator for resident use located at the supportive services building and community room.
 - i. Installation of a high-visibility crosswalk across Canyon Terrace Drive at the intersection of Camino Real and Canyon Terrace Drive, connecting the pedestrian paths on the north and south sides of the intersection.
4. **NORTHERN PARCEL COVENANT.** Applicant shall cooperate with the City and the Riverside County Housing Authority and use its best efforts support conveyance of the approximately 9.65-acre parcel north of the current Project Site ("Northern Parcel") to the

RECOMMENDED CONDITIONS OF APPROVAL MA24164

City of Jurupa Valley subject to a covenant or similar legally enforceable instrument restricting the Northern Parcel from development and preserving it as permanent open space. Applicant acknowledges that use of the Northern Parcel as open space will enhance the quality of life for residents of the Project. Riverside County Housing Authority currently owns the Northern Parcel.

5. **FUND UTILITY UNDERGROUNDING IMPROVEMENTS.** The Applicant shall pay to the City a one-time contribution in the total amount of one million two hundred thousand dollars (\$1,200,000.00) on **the date of final inspection or certificate of occupancy, whichever occurs first.** The contribution shall be deposited with the City, or into a City-approved escrow account, and shall be used for the design, coordination, and construction of undergrounding of overhead utilities along the applicable frontage and/or corridor, as determined by the City in coordination with the serving utility provider. The Applicant shall have no responsibility for the design, engineering, right-of-way acquisition, permitting, construction, scheduling, or completion of the undergrounding improvements. Upon payment of the full contribution, the Applicant's obligation related to utility undergrounding for the Project shall be deemed fully satisfied.
6. **SIDEWALK IMPROVEMENTS ALONG PROJECT FRONTAGE.** Prior to issuance of the first Certificate of Occupancy, the Applicant shall construct sidewalk improvements along the project frontage on Camino Real and Canyon Terrace Drive, including concrete sidewalk, curb and gutter, ADA-compliant curb ramps at the intersection of Canyon Terrace Dr. and Camino Real, and high-visibility crosswalk striping across Canyon Terrace Drive. All improvements shall be designed and constructed in accordance with City standards and to the satisfaction of the City Engineer.
7. **BACKUP EMERGENCY GENERATOR.**
 - a. **Backup Generator Installation.** Prior to issuance of a Certificate of Occupancy for the supportive services building, the applicant shall install a permanently mounted backup emergency generator. The generator shall be designed to support, at a minimum, refrigeration for medications, electrical outlets for device charging, and a cooling area for residents during emergency events. The generator location, screening, and noise attenuation measures shall be subject to review and approval by the Building & Safety Division to ensure compliance with applicable noise standards and zoning requirements.
 - b. **Generator Operations and Maintenance.** The emergency generator shall be maintained in good working order for the life of the project. Testing of the generator shall comply with applicable noise regulations and shall occur only during daytime hours unless required during an emergency.
8. **PROHIBITION OF BLASTING OR EXPLOSIVE MATERIALS.**
 - a. **Prohibition of Explosives.** The use of explosives, blasting agents, or similar detonation methods for grading, excavation, or construction activities on the project site is prohibited.
9. **FIRE DEPARTMENT REQUIREMENTS.** The project shall comply with all Riverside County Fire Department Planning Case Conditions dated June 23, 2025, including fire apparatus access, hydrant spacing, fire flow, and emergency access requirements.

RECOMMENDED CONDITIONS OF APPROVAL MA24164

10. **SCREENING AND WALLS ADJACENT TO COMMERCIAL USES.** The Applicant shall install perimeter walls and screening along property boundaries adjacent to commercial uses consistent with Municipal Code requirements.
11. **SUPPORTIVE SERVICES.** Prior to occupancy, the Applicant shall provide documentation demonstrating that supportive services will be provided on-site, consistent with Government Code Section 65651.
12. **INDEMNIFY CITY.** The Applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the Applicant (herein, collectively, the "Indemnitor"), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.
13. **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.
14. **FEES.** The approval of this entitlement shall not become effective until all planning fees have been paid in full.
15. **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.
16. **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

RECOMMENDED CONDITIONS OF APPROVAL MA24164

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.

17. **GENERAL MAINTENANCE OF PROPERTY.** The project site shall be maintained and be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.
18. **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. **TREES IN STREETScape.** All trees in the parkway and setback abutting a street shall be a minimum of 36" box in size.
20. **PLANNING REVIEW OF GRADING PLANS.** Prior to the issuance of any grading permit, the Applicant shall submit grading plans demonstrating that manufactured slopes and grade transitions along street frontages and adjacent property lines conform to the approved grading plan and applicable development standards of the Jurupa Valley Municipal Code, including requirements for maximum slope gradients, retaining walls, and landscaping where required.
21. **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 the following events shall be satisfied in the order listed:

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

City Inspection: The City landscape architect shall conduct an inspection of the installation to confirm the landscape and irrigation plan was constructed in

RECOMMENDED CONDITIONS OF APPROVAL MA24164

accordance to the approved plans. Applicant shall pay any fees associate with the City inspection(s).

22. **GRAFFITI PROTECTION FOR WALLS.** Plans that include anti-graffiti coating or protection for the exterior side of all perimeter walls and exterior of building walls to half the height of the structure, or 12 feet, whichever is greater, shall be approved by the Community Development Director prior to the issuance of any building permit. The wall coating shall be completed prior to the issuance of the first Certificate of Occupancy. Graffiti shall be removed from the property within 24 hours of receiving notice from the City.
23. **TRASH COLLECTION.**
 - a. Detailed plans for trash enclosure(s) shall be approved by the Community Development Director prior to the issuance of any building permit.
 - 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 subject to review and approval by the Community Development Director and City Engineer.
 - d. An approval or clearance letter from the waste collection agency shall be submitted to the Planning Division prior to the issuance of any building permit.
24. **WALL AND FENCE PLAN.** A Wall & Fence plan, including elevations, colors, and materials, shall be approved by the Community Development Director prior to the issuance of any building permit.
25. **ROOFTOP EQUIPMENT.** All rooftop equipment shall be screened from public view. For projects with new construction, all rooftop equipment shall be screened prior to the issuance of any Certificate of Occupancy.
26. **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.
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 pursuant to Engineering Department Condition No. 30 below.
 - b. **Multiple Species Habitat Conservation Plan Mitigation (MSHCP) Fee.** The Applicant shall pay any owed MSHCP fees by the required deadline pursuant to Chapter 3.80 of the Municipal Code.
 - c. **Transportation Uniform Mitigation Fee (TUMF) Program.** Prior to certificate of occupancy or final inspection whichever occurs first. The Applicant shall show proof of payment of TUMF fees by the required deadline pursuant to Chapter 3.70 of the Municipal Code. To qualify an exemption for TUMF, the affordable units must be subject to recorded affordability restrictions meeting the code's definition (including the applicable term of affordability).

RECOMMENDED CONDITIONS OF APPROVAL MA24164

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.

ENGINEERING DEPARTMENT

1. The following Conditions of Approval are based solely on the project data and documents currently available for the Project. The conditions have been prepared without the benefit of reviewing key technical reports and studies, including the Water Quality Management Plan (WQMP), Drainage Report, Geotechnical Report, transportation analysis, and Traffic study for compliance with the City's General Plan requirements, as these documents and reports were not provided by the Applicant.

Furthermore, the current submittal does not address several provisions and technical comments previously identified during the project review submittal. The Applicant is advised that subsequent preparation and review of construction documents may reveal deficiencies in the proposed drainage facilities, site grading, circulation layout, or utility designs. Any such findings could necessitate redesigning the site plan and potentially require a new Site Development Permit and corresponding Planning Commission and City Council approvals.

2. A current title report hyperlinked and providing all supporting records for all parcels within the project boundary shall be provided at submittal **prior to issuance of a grading permit** for project review reference. All easements which affect the Property shall be plotted and identified on the project grading and improvement plans. Easements which are not plottable shall be indicated as such on the plans.
3. A Preliminary Water Quality Management Plan (PWQMP) was not prepared for the proposed development. Prior to approval of the grading plan, a Water Quality Management Plan (WQMP) shall be submitted for review and approval of the City Engineer in conformance with the requirements of Riverside County Flood Control & Water Conservation District for Santa Ana Watershed.
- a) Applicant must use the Santa Ana Watershed Region Template and guidelines for the WQMP development.
 - b) Any onsite and offsite BMPs shall be designed and sized per the findings of the WQMP.
 - c) The BMPs shall be plotted and clearly identified on the grading plans.
 - d) Design of BMPs shall consider emergency overflow.
 - e) Location of proposed basin is not acceptable as shown. There is an existing easement. Applicant will be required to vacate/relocate/quitclaim existing easement prior to submittal of grading plans and WQMP or revise location of the basin.
 - f) Basin design shall provide fence and a 6-foot benchmark. Design shall follow basin design guidelines from Riverside County Flood Control & Water Conservation District. A paved access road (ramp) to basin bottom will also be required per said guidelines.

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- g) BMP locations shown on the submitted exhibits are not approved as proposed. Engineer of record shall analyze the site and proposed grades to verify adequate design per Riverside County Flood Control & Water Conservation District.
 - h) The Applicant shall enter into a Water Quality Management Plan and Stormwater BMP Operation and Maintenance Agreement with the City. The agreement shall be recorded and a certified copy shall be provided to the City Engineer.
4. A Preliminary Hydrology and Hydraulics Report was not prepared for the proposed development. Prior to approval of the grading plan, the Applicant shall prepare a final hydrology and hydraulics report corresponding with the detailed plans for grading, site plan, storm drain improvements, and street improvements, including analysis of offsite drainage tributary to the site, for approval of the City Engineer. All drainage and storm drain improvements shall be designed in accordance with Riverside County Flood Control & Water Conservation District's (RCFC&WCD) standards. Drainage facilities shall be designed to accommodate 100-year storm flows. The study shall analyze the 1-hour, 3-hour, 6-hour, and 24-hour duration events for the 2-, 5-, 10-, and 100-year storm events.
- a) Facilities out-letting sump conditions shall be designed to convey the tributary 100-year storm flows and additional emergency overflow escape shall also be provided. The 10-year storm flow shall be contained within the top of curbs and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria is exceeded additional drainage facilities shall be installed.
 - b) Final hydrology and hydraulics report shall be for the entire project site and consider any run-on and run-off to/from the site. An exhibit clearly identifying drainage impacts and mitigation measures is required.
 - c) Post-development flow rates must be kept equal to or less than pre-development flow rates.
 - d) The 10-year storm flow shall be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria are exceeded, additional drainage facilities shall be installed.
 - e) If development is proposing to connect to existing public infrastructure, the Applicant shall submit analysis verifying size adequacy of the existing infrastructure to receive additional proposed runoff (if any) to be considered and approved by the City Engineer.
5. A Preliminary Geotechnical Investigation was not prepared for the proposed development. Prior to approval of the grading plan, a project-specific final geotechnical report shall be submitted for review and approval of the City Engineer.
- a) The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the most current version of the California Building Code at time of permit issuance, Riverside County "Geotechnical Guidelines for Review of Geotechnical and Geologic Reports", and the current standard.
 - b) Slope stability analysis for slopes steeper than 2:1 shall be included in the final geotechnical report.
6. Connections to the public sewer system will be required and any existing on-site waste systems shall be properly abandoned. Existing systems shall be plotted and identified on plans or a note shall be provided stating that there are none.

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7. Prior to precise grading plan or map recordation (if any) whichever comes first, Applicant shall provide "Will Serve" letters from Jurupa Community Services District (JCSD) for both water and sewer services for the proposed development.
8. Streetlights will be required along the project frontage. Existing streetlights (if any) at the frontage and immediately adjacent to the project limits that do not meet current standards (LED) are required to be modified to LED. Lights on existing power poles do not satisfy this condition.
9. All utility extensions required shall be placed underground unless otherwise specified or allowed by these conditions of approval. 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 on other City owned infrastructure is restored or repaired to the satisfaction of the City Engineer.
10. Prior to approval of the precise grading plan, the Applicant shall provide a master utility plan for the development.
11. Submitted project did not identify any non-standard encroachments within the public right-of-way and none are permitted through this application. In the event that non-standard encroachments are being proposed, Applicant shall clearly identify on plans and applications scopes. Non-standard encroachments shall be detailed, prepared by a registered civil engineer, and an exhibit provided for the City Engineer review and consideration.
12. Prior to precise grading permit approval, Applicant shall provide plans showing site cross sections at project boundary showing that the project transitions with adjacent improvements/properties meet Building Code and local regulations. Provide sufficient cross-sections through the project's boundaries to clearly demonstrate smooth transitions from proposed to existing.
13. Prior to precise grading issuance or map recordation (if any) whichever comes first, the Applicant shall provide site accessibility exhibit for the development. Cross and running slopes and widths along the on-site ADA path of travel shall be provided.

STREET IMPROVEMENTS

14. Prior to issuance of a grading permit or the Applicant shall submit improvement plans for all onsite and offsite improvements including, but not limited to, street improvements, storm drain/drainage improvements, signing, striping and pavement markings, streetlights, parkway landscape and irrigation system, water system, and sanitary sewer system. Rights-of-way for streets and public utilities purposes shall be dedicated and shown on the final Tract Map in accordance with these conditions of approval, City Municipal Code/Ordinance and Riverside County Ordinance 461 ("Road Improvement Standards and Specifications") as adopted by the City. 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.
 - a) Canyon Terrace Drive shall provide all ultimate improvements per the City standards consistent with Riverside County Standard No. 105A as modified by these conditions of approval. Improvements include :

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- i. Right-of-way dedication to provide half-ultimate width as directed by the City Engineer and as a separate application.
 - ii. Parkway improvements including to 5 feet sidewalk, landscaping, curb and gutter and streetlights.
 - iii. Full width pavement reconstruction, scope of pavement work shall be determined by the City Engineer at the time of plans submittal and be based on the Applicant's pavement engineer recommendation and street coring.
 - iv. The location and design of access points to the development are not approved as shown in the entitlement exhibit. Prior to submittal of final street plans, the Applicant needs to provide a traffic engineer recommendations for the location and spacing of driveways.
 - v. The distance between proposed access points, if both approved by the City Engineer, shall be at minimum 150-feet.
 - vi. Street cross-sections shall be provided.
 - vii. Provide a 30 foot straight tangent behind the proposed flow line at the proposed driveway approach for the north site along Canyon Terrace Drive.
 - viii. All improvements required adequate safe transitions into existing infrastructure and improvements.
 - ix. The proposed driveways must be commercial driveways per County Standard 207A.
- b) Camino Real shall provide all ultimate improvements of a major secondary or crosstown corridor street per Table 3.1 and Figure 3.8 of the 2017 Master General Plan and is indicated as a high street corridor per the City of Jurupa Valley CMPBP Figure 3-17. Camino Real shall be consistent with Riverside County Standard No. 94 unless otherwise specified in these comments. Improvements include but are not limited to:
- i. Right-of-way dedication to provide half-ultimate width as directed by the City Engineer and as a separate application.
 - ii. Parkway improvements including to 5 feet sidewalk, landscaping, curb and gutter and streetlights.
 - iii. Half-width pavement reconstruction, scope of pavement work shall be determined by the City Engineer at the time of plans submittal and be based on the Applicant's pavement engineer recommendation and street coring. The City Engineer may, at his discretion, accept a cash-in-lieu of construction for the pavement work.
 - iv. Provide a street cross section of Camino Real as a reference.
 - v. Camino Real has been marked for Tentative Facilities for a class 3 Bike Path per City of Jurupa Valley CMPBP Figure 3.18 per the 2017 Master General Plan. Improvements will be required.
 - vi. All improvements required adequate safe transitions into existing infrastructure and improvements.

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- c) Camino Real and Canyon Terrace Drive traffic intersection analysis shall be submitted for review and approval of the City Engineer. The analysis scope shall be identified prior to submittal of report but shall at least provide intersection traffic control analysis.
 - d) All right-of-way dedications to meet corner cut back requirements per Riverside County Standard, shall be in place prior to precise grading permit or with the map recordation (if any).
 - e) All improvements required adequate safe transitions into existing infrastructure and improvements.
 - f) Plans shall show sight line analysis at all project street intersection and driveways.
 - g) No access gates have been identified on plans. In the event the Applicant is proposing a gated community, then the following parameters shall be met:
 - i. Gate shall be set back at a minimum of 60 feet from the property line or as recommended on an approved project specific traffic study, whichever more restrictive.
 - ii. A storage lane with a minimum length of 60' shall be provided for vehicle queuing in front of the gate.
 - iii. A second storage lane for visitors to stop and use a call box (or other device) for permission to enter the site. A turnaround area for vehicles in front of the gate. A separate pedestrian entry.
 - iv. Signing and striping in front of the gate. No Parking signs posted in the turnaround area.
 - h) Limonite Avenue shall provide all ultimate improvements of a primary corridor urban arterial per Table 3.1 of the 2017 Master General Plan and shall be consistent with Riverside County Standard No. 91 unless otherwise specified in these Conditions .
 - i. Improvements include accessible sidewalk facilities and landscape improvements.
15. Prior to precise grading permit the Applicant shall submit a traffic study report that includes VMT memo for review and approval of the City Engineer. The scope shall be determined prior to submittal. The City traffic engineer and the City Engineer may have additional requirements based on the findings of the report, in such case all improvements and fees must be paid prior to grading permit or map recordation (if any) whichever comes first.

GRADING PERMIT

16. In compliance with Jurupa Valley Municipal Code, Chapter 8.70, no grading permit shall be issued until the associated Planning Permits are approved and are in effect.
17. A preliminary grading plan for the proposed project was not deemed adequate for entitlement. A grading permit will be required for the proposed work. 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 geotechnical report. Grading plans shall be approved by the City Engineer and prior to commencement of grading, the Applicant shall enter into a

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grading agreement with the City and provide securities in a form and amount acceptable to the City Engineer.

- a) Grading plans shall be submitted for review of the Engineering Division. Plans shall be prepared by a professional Civil Engineer registered in the State of California, and approved and signed by the soils engineer and the engineering geologist per Section 8.70.050.A.1 and 8.70.050.A.7 of the City's Municipal Code.
 - b) Additional requirements and information may be applicable from Title 8 of the City's Municipal Code, the engineer of record shall be responsible for reviewing the Code and certify compliance.
 - c) Per CBC 1804.4, a minimum 5% slope, within 10-ft of the building, shall be achieved if the surface around the foundation is permeable (i.e., landscaping, gravel, dirt, etc.) and 2% for impermeable surfaces (i.e., concrete, asphalt, etc.). Plans must provide information that shows the direction of the water flow and the type of surface surrounding the area of work.
 - d) Drainage shall be directed away from structure's foundations and conveyed to the street using drainage facilities/improvements (i.e. swales, ditches, drains, etc.).
 - e) Plans need to include estimated earthwork quantity for the work proposed.
 - f) Plans shall clearly identify and proposed erosion control mechanism for all hillsides and slopes.
18. In the event that this project be within any assessment/benefit district, prior to the building permit or map recordation (if any) whichever comes first, the Applicant shall make application for and pay any reapportionment of the assessments or pay the unit fees in the assessment/benefit district.
 19. Prior to building permit, 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..
 20. Prior to building permit, the Project geotechnical/soils engineer shall provide a Final Grading Certification, certifying to the completion of the grading in conformance with the approved grading plans, the recommendation of the Geotechnical/Soils report approved for this project and the California Building Code.
 21. Prior to building permit, a licensed land surveyor or civil engineer shall certify the completion of grading in conformance with the lines and grades shown on the approved grading plans.
 22. Prior to issuance of building permit, pad certifications from the geotechnical engineer must be submitted.
 23. Prior to building permit, 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 ownership, a management company, or an entity established by the facility's ownership.
 24. Prior to building permit, all utility extensions required shall be placed underground unless otherwise specified or allowed by these conditions of approval.
 25. Prior to issuance of the Certificate of Occupancy, all onsite and offsite improvements shall be

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completed and accepted by the City.

- 26. Prior to the first certificate occupancy, Applicant shall ensure that all streetlights within the public right of way are energized.
- 27. Prior to the first certificate of occupancy, Applicant shall obtain acceptance of applicable water and sewer improvements by JCSD. Written proof shall be provided to the Engineering Department.
- 28. Prior to the first certificate of occupancy, all mitigation measures and intersection improvements proposed by the traffic study shall be completed.
- 29. The Applicant shall comply with the provisions of Jurupa Valley Municipal Code Chapter 3.75, Development Impact Fee, and the fee resolutions adopted pursuant to Chapter 3.75 , which requires the payment of the appropriate development impact fee set forth in Chapter 3.75 in accordance with the fee schedule in effect at the time of the final inspection.
 - a) The engineer of record shall provide a copy of the Precise (Final) Grading Certification for the site.
 - b) The Project Civil Engineer shall provide Record ("As-built") Drawings of grading plan and any other public improvement plan (e.g. sidewalk, street lights, dwys, etc.)

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

Applicant's name (Print Form): _____

Applicant's name (Signature): _____

Date: _____

ATTACHMENT 4
Site Plan Plan



SEE SHEET LC.1B

GRACE APARTMENTS
 JURUPA VALLEY - CALIFORNIA

WAKELAND HOUSING AND DEVELOPMENT CORP.
 1202 COLUMBIA ST., SUITE 100
 SAN DIEGO, CALIF. 92101
 (619) 239-2266 FAX: (619) 239-2006

CONCEPTUAL LANDSCAPE PLAN

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲			▲		
▲			▲		

DATE: **FEBRUARY 27, 2025**

JOB NO. _____

DRAWN: _____

CHECKED: _____

LC.1

ALL SCALE DIMENSIONS, UNLESS OTHERWISE NOTED, ARE APPROXIMATE. THE CLIENT HAS REVIEWED AND APPROVED THIS CONCEPTUAL LANDSCAPE PLAN. THE CLIENT HAS REVIEWED AND APPROVED THE CONCEPTUAL LANDSCAPE PLAN. THE CLIENT HAS REVIEWED AND APPROVED THE CONCEPTUAL LANDSCAPE PLAN. THE CLIENT HAS REVIEWED AND APPROVED THE CONCEPTUAL LANDSCAPE PLAN.

- LANDSCAPE ELEMENTS KEY: LOT 'B'**
- 1 TAC-COMPLIANT TOTPOLE WITH 2-5 AND 5-12 PLAY EQUIPMENT, SHADE SAIL, SEATING, & SHADE TREES.
 - 2 RETAINING WALL - SEE CIVIL PLANS.
 - 3 CONCRETE RAMPS & HANDRAILS.
 - 4 DECORATIVE SHORT-TERM BIKE RACK.
 - 5 42-IN HIGH OPEN METAL FENCE AT TOP OF SLOPE.
 - 6 PEDESTRIAN CROSSING WITH ALTERNATE PAVING PATTERN.
 - 7 PET RELIEF AREA WITH TUFF, BENCH, & WASTE BAG STATION.
 - 8 BACKCOURT PATIO WITH SEATING & WASTE BIN.
 - 9 RESIDENT BIPO AREA WITH SEATING.
 - 10 SMALL PATIO WITH SEATING, ACCENT TREE, & PAVERS.
 - 11 CONCRETE STRESS PAD FOR TRASH TRUCK.
 - 12 NEW 6-FT MASONRY WALL AT COMMERCIAL PROPERTY LINE.

TREES AT STREET FRONTAGE
 CANOPY HEIGHT: 40-50 FT (16 TREES)
 AVERAGE SPACING: 38.25 TREES/FT



A CONCEPTUAL LANDSCAPE PLAN: LOT 'B'
 1"=30'-0" NORTH

CAMINO TERRACE APARTMENTS
 JURUPA VALLEY - CALIFORNIA

WAKELAND HOUSING AND DEVELOPMENT CORP.
 1200 COLUMBIA ST., SUITE 800
 9490 SERRA, CALIF. 92121
 619.226.2266 FAX: 619.226.2266

CONCEPTUAL LANDSCAPE PLAN
 LOT 'B'

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲			▲		
▲			▲		
▲			▲		

DATE: **FEBRUARY 27, 2025**

JOB NO. _____
 DRAWN: _____
 CHECKED: _____

LC.1B

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