



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

PUBLIC HEARING TO CONSIDER AN APPEAL (MA26056, AP26002) TO THE CITY COUNCIL OF THE PLANNING COMMISSION'S APPROVAL OF MA24018 (CUP24002 & SDP25147) TO ALLOW A RESTAURANT WITH ON-SITE SALES AND CONSUMPTION OF ALCOHOLIC BEVERAGES – SPECIFICALLY BEER, WINE, AND DISTILLED SPIRITS LOCATED AT 5667 MISSION BLVD. (APN: 179-112-026); APPLICANT: NOHEMI PENICHE

RECOMMENDATION

That the City Council consider Conditional Use Permit (CUP) No. 24002 and Site Development Permit (SDP) No. 25147 to allow a restaurant “Titanic Ceviche Loco” with on-site sales and consumption of alcoholic beverages – specifically beer, wine, and distilled spirits located at 5667 Mission Blvd. and do one of the following:

1. Continue the public hearing and direct that a resolution be presented at a future City Council meeting approving the project;
2. Close the public hearing and direct that a resolution be presented at a future City Council meeting denying the project; or
3. Continue the public hearing and request additional information.

BACKGROUND

Planning Commission Hearing & Approval

On January 14, 2026, the Planning Commission conducted a public hearing on the Project and continued the public hearing to February 11, 2026, to allow additional time for the applicant to refine the project. The Planning Commission provided the following direction to be addressed at the February 11, 2026, meeting:

- Revise the building elevations to resemble a family-oriented restaurant with earth-tone colors and incorporate building signage. The design of the sign should be compatible with the architecture of the building; and
- Revise the conditions of approval so it addresses the following:
 - Closing time would be 11 pm rather than 12:00 a.m.;
 - Allow live music during holidays and cease 30 minutes before closing time (23 holidays);
 - Replace exterior light fixtures on the building with modern lighting fixtures;
 - Remove existing chain link fence; and
 - Provide additional security measures such as security guards on Fridays, Saturdays, and Sundays.

On February 11, 2026, the Planning Commission conducted a public hearing and considered the project with revised elevations (see Exhibit D). During the meeting, the following items were discussed: hours of operation, building remodel, and live music. Conditions of approval were further modified:

The following conditions were revised on February 11, 2026:

- The Planning Commission approved the previously proposed 12:00 a.m. closing time. (as defined in Condition of Approval #17);
- The Planning Commission approved the listed holidays and ceasing all live music entertainment (including DJs) by 10:30 p.m. (as defined in Condition of Approval #34);
- The applicant agreed to replace all light fixtures with modern lighting fixtures. (as defined in Condition of Approval #27);
- The applicant agreed to remove all chain link fencing (as defined in Condition of Approval #27); and
- The applicant agreed to provide one on-site security personnel from 7:00 p.m. to 12:30 a.m. on Fridays, Saturdays, and Holidays. (as defined in Condition of Approval #18).

Condition of Approval #28 requires additional improvements and enhancements to the building. It would require the following to be completed within 90 days of the effective date of the CUP:

- a. Improvements to the three windows east of the entrance on Mission Blvd.;
- b. Install exterior wainscoting along the east wall on Pioneer Dr.; and
- c. Incorporate exterior cornices on top of the project building (along the south and east elevation).

Condition of Approval #26 states that all site improvements, with the exception of sidewalk, curb, and gutter, as required by the Engineering Department, shall be completed prior to obtaining



Certificate of Occupancy. New sidewalk, curb, and gutter shall be completed within 90 days of the effective date of Conditional Use Permit.

Condition of Approval #36 states that the installation of exterior security bars for windows and doors is prohibited; however, interior security measures are allowed to be installed.

The Planning Commission, on a 4-0 vote, adopted a resolution to approve the Project with conditions (see Attachment 1).

Appeal to City Council

The Planning Division received an appeal on Friday, February 20, 2026, from Mayor Pro Tem Chris Barajas pursuant to Jurupa Valley Municipal Code Section 9.05.105.C. that provides “An appeal may also be filed by an individual Council Member or by the City Council, provided, however, that any such appeal shall be solely on the basis that the issues related to the application are important to the city and should be decided by the entire City Council, and, provided further, that an appeal by an individual Council Member or the Council shall not mean, nor shall it be construed to mean, that the individual Council Member or the City Council is expressing a view in favor of or in opposition to the application.”

PROJECT DESCRIPTION

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

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

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



EXHIBIT A: PROJECT SITE

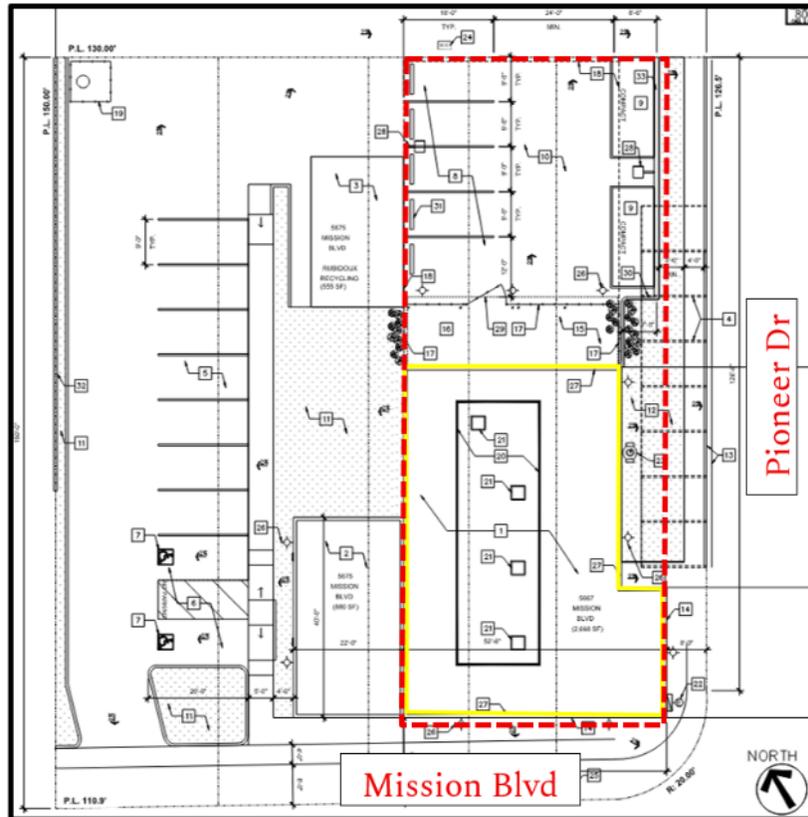


TABLE 1: GENERAL PROJECT INFORMATION

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

EXHIBIT B: SITE PLAN





Building & Architecture

The existing building is 2,668 square feet and is outlined with a yellow boundary in Exhibit B. The entrance to the restaurant is located on Mission Blvd. The existing building features a flat roof with blue smooth stucco. The building also features black faux windows. The approved elevations, Exhibit D, include arched windows and doors, decorative tile accents, and smooth stucco finish. The building will be painted to a two-tone brown color.

As previously mentioned, condition of Approval #28 requires additional improvements and enhancements to the building. It would require the following to be completed within 90 days of the effective date of the CUP:

- d. Improvements to the three windows east of the entrance on Mission Blvd.;
- e. Install exterior wainscoting along the east wall on Pioneer Dr.; and
- f. Incorporate exterior cornices on top of the project building (along the south and east elevation).

Furthermore, any mechanical equipment will be screened with prefabricated metal painted to match the building. The existing light fixtures will be replaced with modern LED strip lighting.

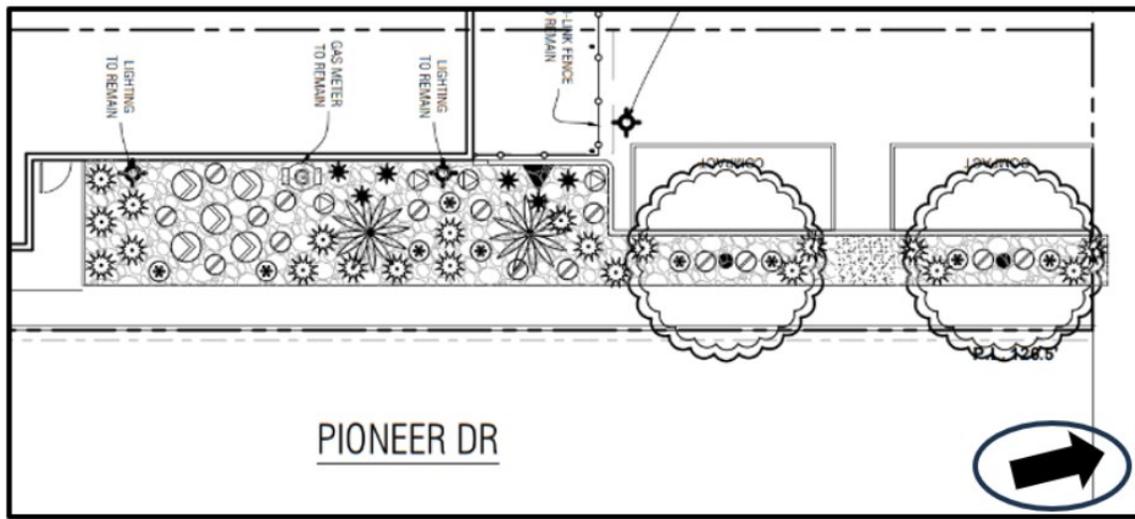


area for patron use, including a DJ booth for customer entertainment. Lastly, the floor plan includes a prep area for food, storage room, employee area, two restrooms, and a janitorial room.

Landscape Plan

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

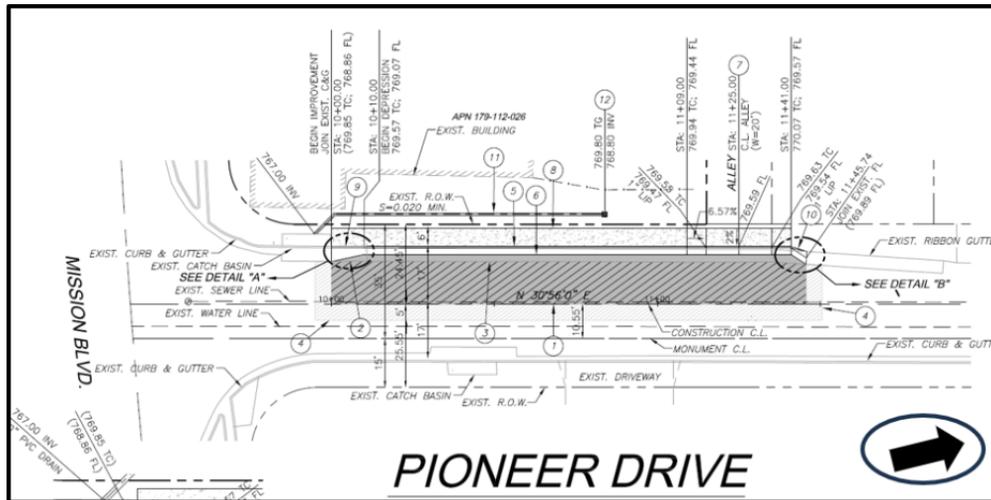
EXHIBIT D: LANDSCAPING PLAN



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



EXHIBIT E: STREET IMPROVEMENT PLAN



ANALYSIS

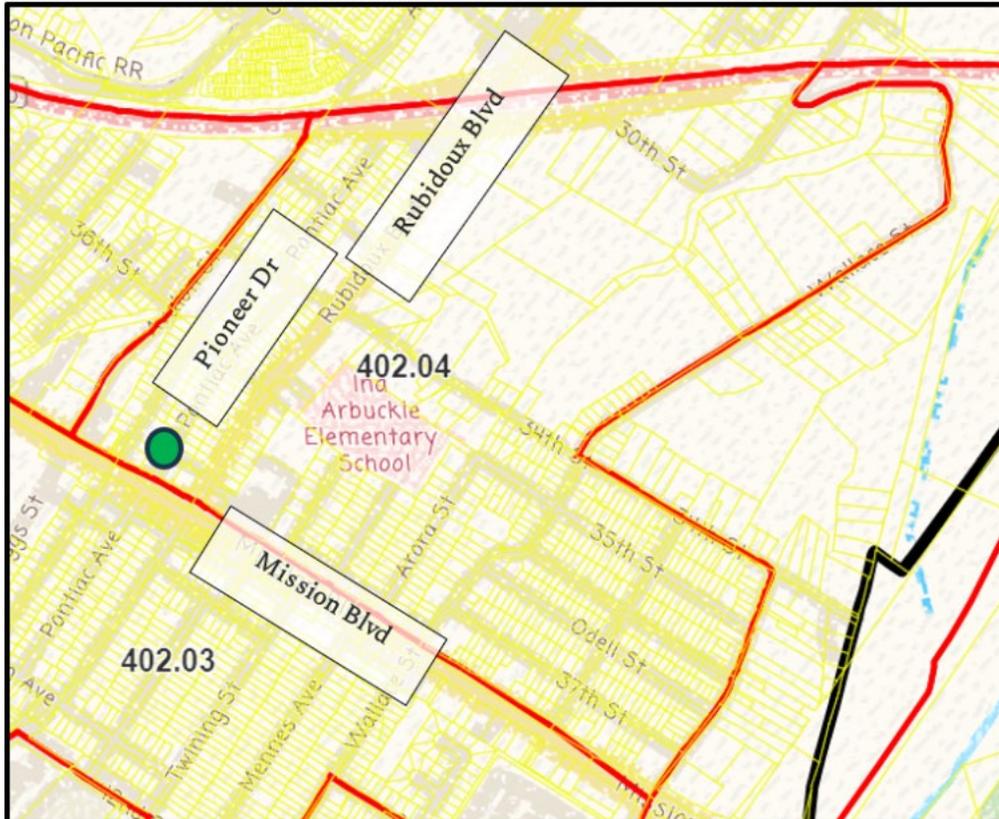
The project is consistent with the General Plan and the municipal code including the R-VC zone and Alcoholic Beverage Sales.

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



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

EXHIBIT F – CENSUS TRACT



NOTICING REQUIREMENTS

Public hearing notices were sent to surrounding property owners within 1,000 feet from the boundaries of the project site on Monday, March 9, 2026. Additionally, legal advertisements were published in the Press Enterprise on Monday 9, 2026. No responses have been received at this time.

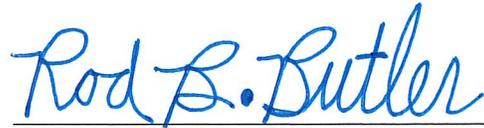


Prepared by:



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



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



ATTACHMENT 1
RESOLUTION NO. PC-0001

RESOLUTION NO. PC-0001

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

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

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

Section 2. **Site Development Permit.**

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

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

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

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

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

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

Section 3. Conditional Use Permit.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(d) On January 14, 2026, the Planning Commission of the City of Jurupa Valley held a public hearing on the Project, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission closed the public hearing and continued the matter to February 11, 2026, directing the applicant to revise the building architecture and for staff to update the conditions of approval.

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

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

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

Section 6. Findings for Approval of Site Development Permit.

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 11th day of February 2026.



Laura Shultz

Chair of Jurupa Valley Planning Commission

ATTEST:



Joe Perez

Community Development Director/Secretary to the Planning Commission

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Joe Perez, Assistant City Manager/Community Development Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. PC-0001 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 11th day of February, 2026, by the following vote, to wit:

AYES: COMMISSION MEMBERS: Shultz, Pruitt, Rosales, De La Torre

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS: Ruiz



Joe Perez

ASSISTANT CITY MANAGER/

COMMUNITY DEVELOPMENT DIRECTOR

EXHIBIT A
CONDITIONS OF APPROVAL

EXHIBIT A

PLANNING DIVISION

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

6. **CUP - APPROVAL PERIOD.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By “use”, it shall mean the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.
7. **CUP - REVOCATION OF A PERMIT.** Any Conditional Use Permit may be revoked by the Community Development Director upon finding that one (1) or more conditions for revocation exist. Failure to comply with the following code sections may result in revocation of the Conditional Use Permit.
 - a. Sec. 9.240.280 – Conditional Use Permits.
 - b. Sec. 9.240.490 – Alcoholic Beverage Sales.
8. **CUP - CONSUMPTION.** All alcoholic products and beverages shall be consumed on-site. No alcoholic products or beverages shall be purchased “to-go.” A sign shall be posted at the exit that states “No Alcohol Beyond this Point.”
9. **SDP - APPROVAL PERIOD.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to three (3) years of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within five (5) years of the approval date this permit, it shall become null and void.
10. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) as amended by these conditions of approval:
 - A. Architectural Plan Set (approval date: January 16, 2026)
11. **GENERAL MAINTENANCE OF PROPERTY.** The project site shall be maintained and kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.
12. **MAINTENANCE OF BUILDING AND SIGNAGE.** The project site shall maintain the building in excellent condition including, but not limited to, any paint, finish and trims, canopies, trellises, doors, windows, shutters, and signs. The project site shall re-paint/re-finish the exterior of the building, as needed, to maintain excellent condition.
13. **LANDSCAPE MAINTENANCE.** All landscaped areas shall be maintained as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. Irrigation systems shall be maintained as

approved on the final landscape plans in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation system failures shall be repaired immediately. The canopy trees shall be maintained in a manner that they provide the required shade coverage and encourages the canopy to grow to provide shade. Avoid topping trees or pruning the trees in a manner that the trees do not achieve mature height and form.

14. **DRIVEWAY ENHANCEMENTS**. All driveways shall have design enhancements such as decorative paving. Said enhancements shall be approved by the Community Development Director **prior to the issuance of the first building permit** for commercial development project.
15. **UNDERGROUNDING OF DRAINAGE**. Driveway and parking areas shall not incorporate center swales, ribbon gutters, concrete valleys, etc. All drainage in common and private use areas shall be underground and shall not incorporate open gutters or swales
16. **NOISE**. No sound shall be emitted as a result of the operations that causes the exterior sound level to exceed 65 decibels from 7:00 AM to 10:00 PM, and 55 decibels from 10:00 p.m. to 7 a.m. Saturday, 8:00 AM to 2:00 PM. Comply with all noise regulations. All live music and karaoke shall cease operations at 11:00 p.m.
17. **HOURS OF OPERATION**. Hours of operation shall be limited to 8:00 a.m. – 12:00 am. Monday - Sunday Any changes to the hours of operation will require a revision to the approved entitlement. Minor changes may approved by the Community Development Director or Planning Commission if determined by the Community Development Director.
18. **SECURITY OPERATIONS**. The project shall have one on-site security personnel from 7 p.m. to 12:30 a.m. on Fridays and Saturdays and from 7 p.m. to 12:30 a.m. on holidays listed in Condition of Approval No. 34, to ensure safety for both inside and outside of the restaurant. The restaurant doors shall remain closed during karaoke hours and live music (including any amplified noise).
19. **DOWNSPOUTS**. All building drainage shall be interior with no exterior downspouts or gutters.
20. **SIGNAGE**. Any new signage shall be approved by the Community Development Director prior to the issuance of the Certificate of Occupancy. A Site Development Permit application will be required to review all signage proposed per municipal code. Wall signs require individually cut channel letters.
21. **ALL - ON-SITE LANDSCAPING. Prior to the issuance of the first building permit** of the development project, a “Professional Services” (PROS) application shall be approved by the Community Development Director. The PROS application shall include the following items:
 - a. Final (construction set) on-site landscape and irrigation plans;
 - b. Completed City Agreement for Landscape improvements
 - c. City Faithful Performance Bond for Landscape improvements; performance bond shall be posted at 110% of the total cost approved estimate of landscaping, irrigation, labor, and one-year maintenance. The Community Development Director may consider a cash bond if appropriate.

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

1. **Substantial Conformance Letter**: The Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley Planning Division after the landscape architect has deemed the installation is in conformance to the approved plans.
2. **City Inspection**: The City landscape architect shall conduct an inspection of the installation to confirm the landscape and irrigation plan was constructed in accordance to the approved plans. Applicant shall pay any fees associated with the City inspection(s).
22. **GRAFFITI PROTECTION FOR WALLS**. Plans that include anti-graffiti coating or protection for the exterior side of all perimeter walls and exterior of building walls to half the height of the structure, or 12 feet, whichever is greater, shall be approved by the Community Development Director **prior to the issuance of any building permit**. Graffiti shall be removed from the property within 24 hours.
23. **TRASH COLLECTION**.
 - a. Detailed plans for trash enclosure(s) shall be approved by the Community Development Director **prior to the issuance of any building permit**. Walls of the enclosure and any solid gates shall have graffiti protection coating. The trash enclosure shall have a concrete apron in front of each trash enclosure.
 - b. An approval or clearance letter from the waste collection agency shall be submitted to the Planning Division **prior to the issuance of any building permit**.
24. **OUTDOOR LIGHTING**. All outdoor lighting fixtures shall be maintained in good condition. Light fixtures shall be shielded to prevent any light to flood onto adjacent properties. A photometric plan and exhibits of lighting fixtures shall be approved by the Community Development Director **prior to the issuance of any building permit**. Parking lot light poles shall be repaired and repainted if needed. The light poles shall have shield lighting to avoid excess light pollution.
25. **BACKFLOW DEVICES**. The location of all backflow devices, and any required screening of it, shall be approved by the Community Development Director **prior to the issuance of any building permit**.
26. **SITE IMPROVEMENTS**. All site improvements, with the exception of sidewalk, curb, and gutter, as required by the Engineering Department, shall be completed prior to obtaining Certificate of Occupancy. New sidewalk, curb, and gutter shall be completed within 90 days of the effective date of Conditional Use Permit.
27. **EFFECTIVE DATE OF CUP AND SITE IMPROVEMENTS**. Upon approval of MA24018, the following site improvements shall be completed prior to the Certificate of Occupancy.
 - a. Remove all unpermitted sign(s) on site
 - b. Screen all exposed electrical wires
 - c. Screen all roof-mounted mechanical equipment
 - d. Repair all lighting fixtures
 - e. Remove all unpermitted fences (including wrought iron fencing and chain link fencing)
28. **ARCHITECTURAL ENHANCEMENTS & IMPROVEMENTS**.
 - a. **Prior to the issuance of Certificate of Occupancy**, the architecture of the building shall be constructed in accordance with the approved elevations with the

exception of the required window enhancements and wainscoting as part of Condition of Approval No. 28b.

- b. **The following improvements shall be completed within 90 days of the effective date of the approval:**
 - Improvements to the three windows east of the door on Mission Blvd. (south elevation); and
 - Wainscoting improvements along the east elevation on Pioneer Dr. (east elevation).
 - c. The architecture of the building shall be revised to include additional architectural features to enhance the aesthetics of the building such as adding Spanish tile treatment along the eastern elevation or adding exterior cornices. **Prior to the issuance of a building permit**, revised architectural plans that meet the requirements of this condition shall be approved by the Community Development Director.
- 29. ROOFTOP EQUIPMENT.** All rooftop equipment shall be screened from public view with approved screening material by the Community Development Director.
- 30. 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.
- 31. JARPD CFD. Prior to the issuance of any building permit**, the applicant shall annex into the existing Jurupa Area Recreation and Park District (JARPD) District-Wide Community Facilities District (CFD) or form a new Community Facilities District (CFD) to contribute to the cost of park maintenance.
- 32. IMPACT FEES.** The applicant shall pay the following impact fees (unless exempt) in accordance with Title 3 of the Municipal Code:
- a. **Development Impact Fee (DIF) Program**. The applicant shall pay any owed DIFs by the required deadline pursuant to Chapter 3.75 of the Jurupa Valley Municipal Code.
 - b. **Multiple Species Habitat Conservation Plan Mitigation (MSHCP) Fee**. The applicant shall pay any owed MSHCP fees by the required deadline pursuant to Chapter 3.80 of the Municipal Code.
 - c. **Transportation Uniform Mitigation Fee (TUMF) Program. Prior to final occupancy**. The applicant shall show proof of payment of TUMF fees by the required deadline pursuant to Chapter 3.70 of the Municipal Code.
- 33. SALE OF INDIVIDUAL BUILDINGS.** No structure constructed on the Project site may be sold until the subject Project on which the structure is located is divided and a final map recorded in accordance with the City's subdivision regulations such that the structure is located on a separate legally divided parcel.
- 34. LIVE MUSIC.** Live Music, live entertainment, or karaoke shall be permitted only on the following holidays:
- a. Saint Patrick's Day – March 17th
 - b. Easter Weekend – Friday through Sunday
 - c. Cinco de Mayo – May 5

Restaurant With Ancillary Bar

Reso. No. PC-0001

- d. Mother's Day – 2nd Sunday
- e. Memorial Day Weekend – Friday through Monday (last Monday in May)
- f. Father's Day – 3rd Sunday in June
- g. Juneteenth – June 19th
- h. Independence Day / July 4th (and following/or nearest weekend)
- i. Summer Solstice – June 20–21
- j. Labor Day Weekend – Friday–Sunday (1st Monday in September, often treated as end of summer)
- k. Hispanic Heritage Month events – Sept. 15 – Oct. 15 (Weekends only)
- l. Oktoberfest weekends – Late Sept. –Early Oct. (Weekends Only)
- m. Columbus Day / Indigenous Peoples' Day – 2nd Monday in October
- n. Halloween Weekend – Oct 31 (or nearest Friday/Saturday)
- o. Veterans Day – November 11
- p. Thanksgiving Eve – Wednesday before Thanksgiving
- q. Holiday Season Kickoff – Late November / Early December
- r. Hanukkah – Date vary
- s. Christmas Week – Dec 20th –24th
- t. New Year's Eve – December 31
- u. New Year's Day Brunch – January 1st
- v. Valentine's Day – February 14th
- w. Presidents' Day Weekend – 3rd Monday in February

No live music or live entertainment shall occur on non-holidays. All live music shall comply with the City's noise regulations and shall cease no later than 10:30 p.m.

- 35. **ALCOHOLIC BEVERAGE CONTROL.** The Project shall comply with all standards and regulations in accordance with Alcoholic Beverage Control (ABC).
- 36. **SECURITY MEASURES.** The installation of exterior security bars for windows and doors is prohibited; however, interior security measures are allowed to be installed.

ENGINEERING DEPARTMENT

1. GENERAL REQUIREMENTS (ENGINEERING)

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

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

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

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

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

Applicant's name (Print Form): _____

Applicant's name (Signature): _____

Date: _____

ATTACHMENT 2

SET OF PLANS

CITY OF JURUPA VALLEY, STATE OF CALIFORNIA

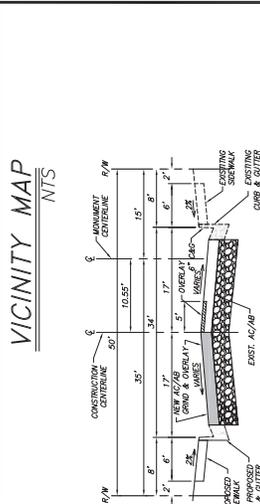
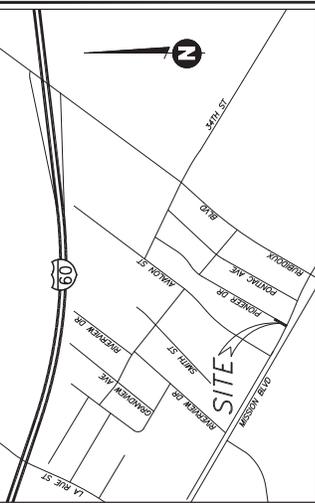
STREET IMPROVEMENT PLAN

FOR
5667 MISSION BLVD.

IP 24-00

GENERAL STREET IMPROVEMENT NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY FOR AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENFORCEMENT PERMIT TO BE PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE, AND TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS PROJECT, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.
 - CONSTRUCTION OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, INCLUDING THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES AND STRUCTURES, AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY SIGNALS AND TRAFFIC CONTROL DEVICES.
 - THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO INTERSTATE COUNTY STANDARD NO. 206 AND/OR NO. 207, AS DIRECTED IN THE CITY ENGINEER'S NOTICE TO CONTRACTORS.
 - ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE REVERSE SIDE OF THE CITY ENGINEER'S NOTICE TO CONTRACTORS.
 - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO THE CITY ENGINEER'S OFFICE OF ANY CHANGES TO THE PROJECT, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
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 - CHANGES TO THE EXISTING CENTERLINE AND/OR RIGHT-OF-WAY.
 - CHANGES TO THE EXISTING CENTERLINE AND/OR RIGHT-OF-WAY.
 - STREET INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: WATER, ELECTRIC, GAS, CABLE TELEVISION, AND TELEPHONE.
 - CONSTRUCTION OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, INCLUDING THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES AND STRUCTURES, AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY SIGNALS AND TRAFFIC CONTROL DEVICES.
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TYPICAL SECTION: MISSION BOULEVARD

DATE: 08/28/2008
MAP: 0686504036

LEGAL DESCRIPTION:

THE EASTERN 30 FEET OF LOT 1 OF TRACT 10000, AS SHOWN ON MAPS, FILED IN BOOK 22, PAGE 49 OR MAPS, OF THE PUBLIC RECORDS OF CALIFORNIA, COUNTY OF SAN JUAN BAUTISTA, BEING PARCELS 30 FEET BEING MEASURED ON THE NORTHEASTLY LINE BEING PARALLEL WITH THE EASTERN LINE OF SAID LOT 1.

ENGINEER:

SOUTHERN CALIFORNIA EDSON COMPANY, (909) 655-4555
SOUTHERN CALIFORNIA GAS COMPANY, (909) 477-2200
SOUTHERN CALIFORNIA ELECTRIC COMPANY, (909) 477-2200
SOUTHERN CALIFORNIA TELEPHONE COMPANY, (909) 477-2200
SOUTHERN CALIFORNIA SCHOOL DISTRICT, (951) 684-7580

OWNER/DEVELOPER:

MARE SOBRELLO
4805 BRENTWOOD AVE
IRVINE, CA 92614
(949) 251-7750 PH.

TOPOGRAPHY:

MAPPING & DESIGN INC.
4200 CHICKEN DRIVE
IRVINE, CA 92614
(714) 955-4411 FAX

ASSESSORS PARCEL NO.:

179-112-028

FLOOD ZONE:

ZONE X - MODERATE FLOODING, DATED: 08/28/2008
MAP: 0686504036

DECLARATION OF ENGINEER OF RECORD

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLETES WITH MY UNDERSTANDING AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF JURUPA VALLEY DESIGN REVIEW DEPARTMENT IS NOT A GUARANTEE OF THE ACCURACY OF THESE PLANS. I ASSUME FULL RESPONSIBILITY FOR SUCH DESIGN OF THESE IMPROVEMENTS. I ASSUME FULL RESPONSIBILITY FOR SUCH DESIGN OF THESE IMPROVEMENTS.

AS-BUILT CERTIFICATION

I HAVE REVIEWED THE ENGINEERING WORK AS SHOWN ON THESE PLANS TO DETERMINE GENERAL CONFORMANCE WITH THESE PLANS. I HAVE REVIEWED THE ENGINEERING WORK AS SHOWN ON THESE PLANS TO DETERMINE GENERAL CONFORMANCE WITH THESE PLANS.

NOTICE TO CONTRACTORS:

1. CONTRACTOR SHALL PORTABLE AT THE IN-STATIONS AND AT ANY OTHER POINTS OF POTENTIAL UTILITY COLLISION OR INTERFERENCE WITH EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENFORCEMENT PERMIT TO BE PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE, AND TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS PROJECT, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

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UTILITIES:

GAS
ELECTRIC
SEWER
TELEPHONE
SCHOOL DISTRICT

INDEX:

SHEET 1 TITLE SHEET
SHEET 2 CROSS SECTIONS

CITY OF JURUPA VALLEY

STREET IMPROVEMENT PLAN
FOR
5667 MISSION BLVD. (PIONEER DRIVE)
COVER SHEET

SHEET 1 OF 2
CITY I.D. NO. IP 24-00

DATE: 8/28/2008

R.C.E. NO.: 53036

PREPARED BY: SAM ANBARPOUR

DATE: 8/28/2008

REVISIONS

MARK BY DATE

REVISIONS

ENGINEER

DATE

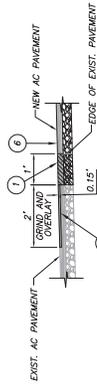
REVISIONS

QUANTITIES

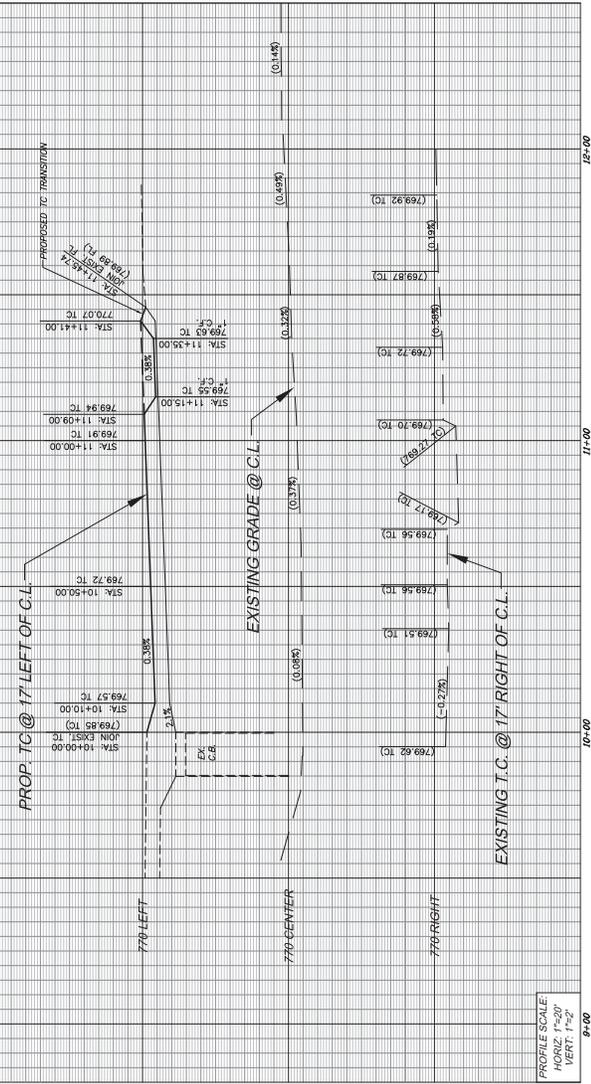
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- 1 L.S.
- 1 L.S.
- 903 S.F.
- 140 L.F.
- 2,190 S.F.
- 220 S.F.
- 740 S.F.
- 10 L.F.
- 5 L.F.
- 92 L.F.
- 1 EA.

CONSTRUCTION NOTES:

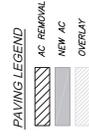
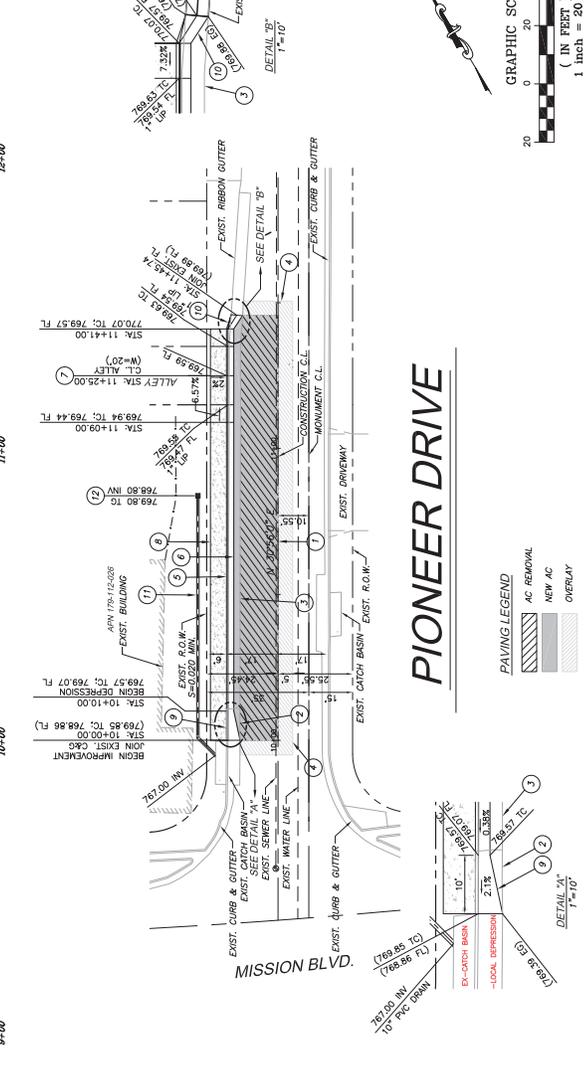
- 1-SAWCUT AND REMOVE PORTION OF EXIST. AC
- 2-SAWCUT AND REMOVE CATCH BASIN SPANDREL
- 3-SAWCUT AND REMOVE PORTION OF EXIST. RIBBON GUTTER
- 4-COLD-PLANE AND OVERLAY 0.15" MIN. OF EXIST. PAVEMENT
- 5-CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STD. 200
- 6-CONSTRUCT 4" A.C. PAVEMENT OVER 6" A.B.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



TYP. PAVEMENT JOINT DETAIL
M/S



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



GROSS SECTIONS
H/T=20' V/T=2'

SAKE ENGINEERS, INC.
ENGINEERING & SURVEYING & LAND DEVELOPMENT
400 S. RAMONA AVE., STE. 202
SAN ANTONIO, CALIFORNIA 78204
(817) 279-2004 FAX (817) 279-2830

PREPARED BY: _____ R.C.E. NO.: 53038
DATE: 1/23/2004

CITY OF JURUPA VALLEY
STREET IMPROVEMENT PLAN
5687 MISSION BLVD.
PLAN AND PROFILE

CITY I.D. NO. _____
W.O. _____
FOR: _____
SHEET 2 OF 2
IP 23-003

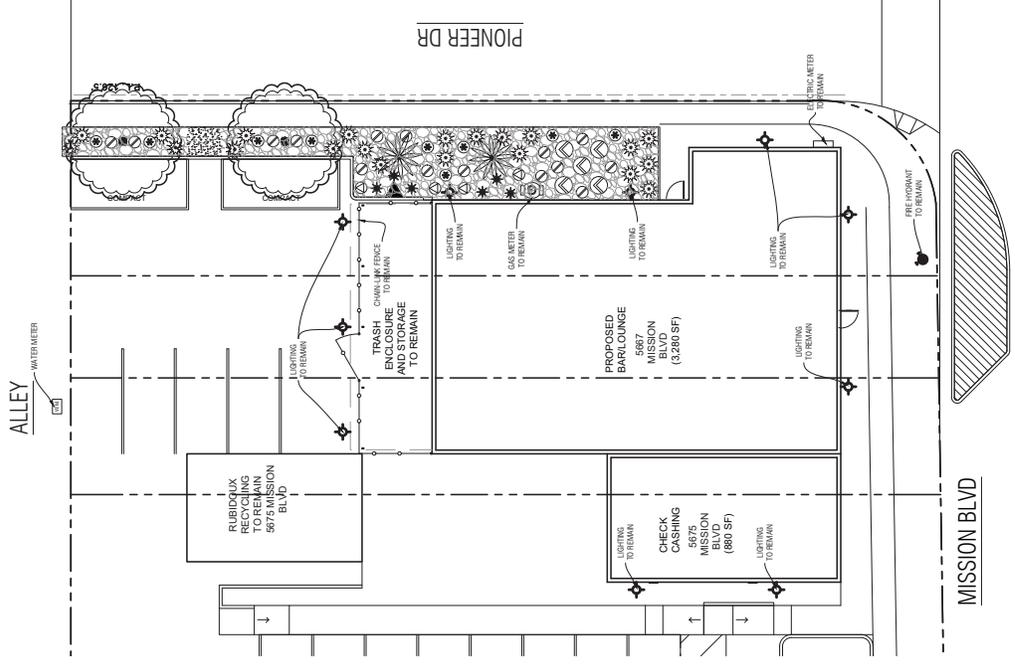
IMPORTANT NOTE:
THE GRADING AND/OR IMPROVEMENT PLANS ARE APPROVED FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF THE ENGINEER'S SIGNATURE. IF THE TWO (2) YEAR PERIOD HAS LAPSED, THE ENGINEER OF RECORD HAS NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE ENGINEER OF RECORD HAS NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE ENGINEER OF RECORD HAS NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

DIG ALERT
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1-800-472-4133
OR VISIT
WWW.CALL811.COM

TITANIC CEVICHE LOCO

CONCEPTUAL LANDSCAPE PLAN

5667 MISSION BLVD.
 JURUPA VALLEY 92509
 APN: 179-112-026-0000
 Total Landscape Area: 896 Sq. Ft.

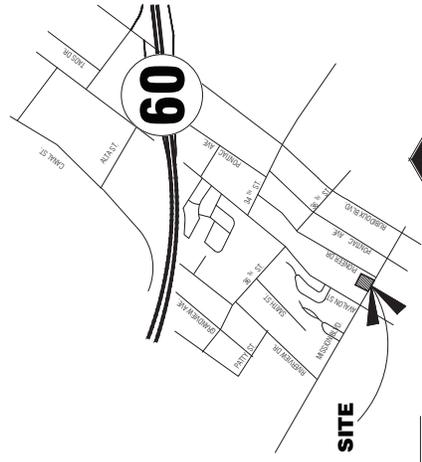


I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY'S WATER EFFICIENT LANDSCAPE DESIGN AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

DATE: 4/15/2025

Applicant:

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



SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MOISTURE WATER USAGE	IRRIGATION PANIC SIZE (H x W)
	2	15 Gal.	Acacia saligna 'Purpurea'	Purple Biennial Acacia	Low	20 H x 8 D
	6	5 Gal.	Acacia saligna 'Purpurea'	Purple Biennial Acacia	Low	20 H x 8 D
	15	5 Gal.	Acacia saligna 'Purpurea'	Purple Biennial Acacia	Low	20 H x 8 D
	21	5 Gal.	Acacia saligna 'Purpurea'	Purple Biennial Acacia	Low	20 H x 8 D
	9	5 Gal.	Acacia saligna 'Purpurea'	Purple Biennial Acacia	Low	20 H x 8 D
	2	5 Gal.	Acacia saligna 'Purpurea'	Purple Biennial Acacia	Low	20 H x 8 D
	4	5 Gal.	Acacia saligna 'Purpurea'	Purple Biennial Acacia	Low	20 H x 8 D
	5	5 Gal.	Acacia saligna 'Purpurea'	Purple Biennial Acacia	Low	20 H x 8 D
	5	5 Gal.	Acacia saligna 'Purpurea'	Purple Biennial Acacia	Low	20 H x 8 D
	30	Sq. Ft.	2" Thick layer of decomposed granite		Mod	Clustering
	615	Sq. Ft.	2" Thick layer of 1"-2" Rounded Pebbles Available from Calagarden		Mod	

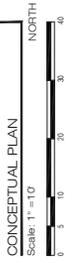
PLANTING NOTES:
 NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.
 IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.
 A 3" DEEP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



RICHARD POPE
 Landscape Architecture
 3687 Valencia Ave.
 San Bernardino, CA 92404
 Office phone: (909) 888-5548
 richardpopeassociates.la@gmail.com
 www.richardpopeandassociates.com
 Richard Pope, Landscape Architect CA # 2664



JOB: 25-09 LKD CKE
 April 14, 2025



Vicinity Map
 not to scale

SITE

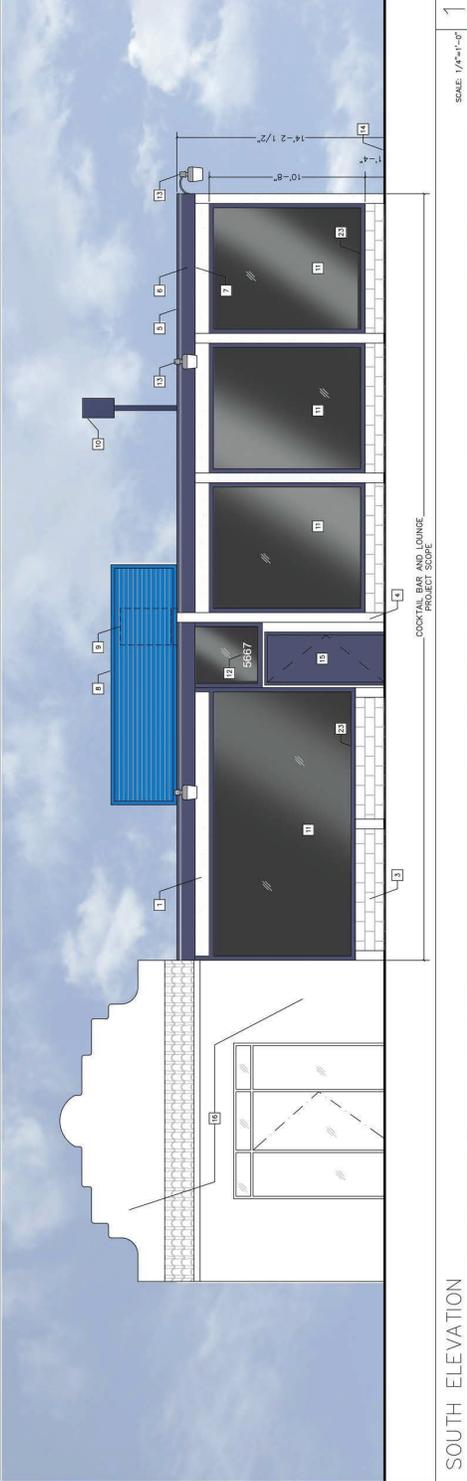
North

ELEVATION KEYNOTES

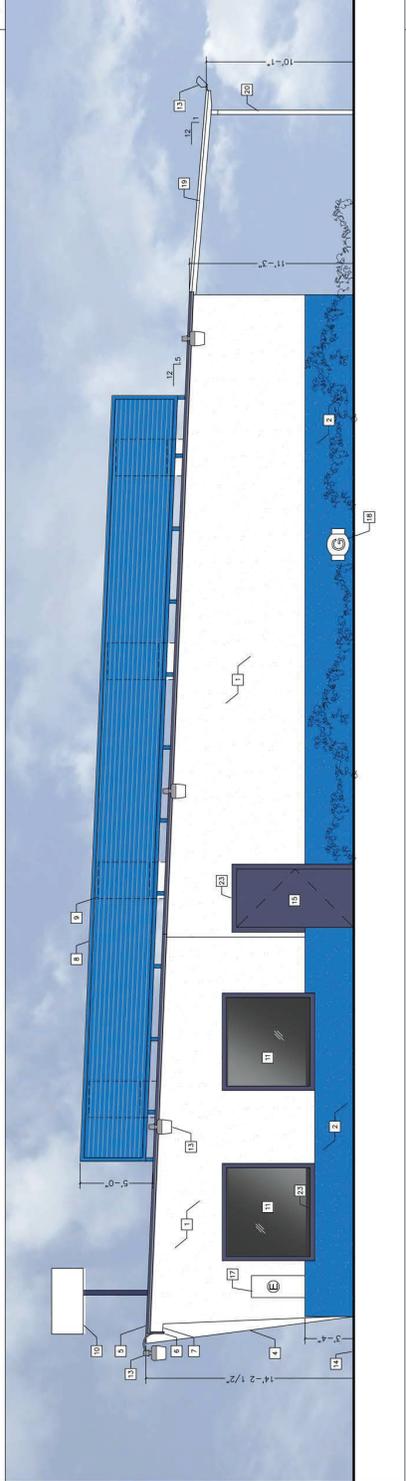
- 1. SMOOTH STUCCO FINISH, TYP. ULTRA WHITE SW 6955
- 2. SMOOTH STUCCO FINISH, TYP. SHERWIN WILLIAMS BLUE CHIP SW 6959
- 3. COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6955
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- 6. COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6955
- 7. (E) WOOD GLAZING SHERWIN WILLIAMS TROBORN BLACK SW 6258
- 8. (E) WOOD GLAZING SHERWIN WILLIAMS TROBORN BLACK SW 6258
- 9. LIGHT FUTURE CONCEALED IN WOOD FACIA
- 10. PREFABRICATED METAL SCREEN
- 11. COLOR: SHERWIN WILLIAMS BLUE CHIP SW 6959
- 12. BUSINESS STORAGE
- 13. (E) WOOD GLAZING SHERWIN WILLIAMS TROBORN BLACK SW 6258
- 14. (E) WOOD GLAZING SHERWIN WILLIAMS TROBORN BLACK SW 6258
- 15. BUILDING ADDRESS PER CFC SECTION 502.1. EACH CHARACTER TO BE IDENTIFIED BY A NUMBER TO THE LEFT OF 1/2"
- 16. (E) LIGHT FUTURE TO REMAIN, TYP.
- 17. (E) FINISH SURFACE SLOPE 3/8" MIN. AWAY FROM BUILDING EXTERIOR.
- 18. (E) SOLID WOOD DOOR TO REMAIN
- 19. COLOR: SHERWIN WILLIAMS TROBORN BLACK SW 6258
- 20. ADJACENT TOWN. NOT IN PROJECT SCOPE
- 21. (E) ELECTRICAL METER
- 22. (E) GAS METERS
- 23. WOOD ROOF COVERING ABOVE EXTERIOR STORAGE - TO REMAIN
- 24. (E) DOOR TO REMAIN, TYP. ULTRA WHITE SW 6955
- 25. COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6955
- 26. (E) SLOPED ROOF BEYOND
- 27. TRASH ENCLOSURE SCREENED BY CHAIN LINK FENCE
- 28. COLOR: SHERWIN WILLIAMS TROBORN BLACK SW 6258

ELEVATION NOTES

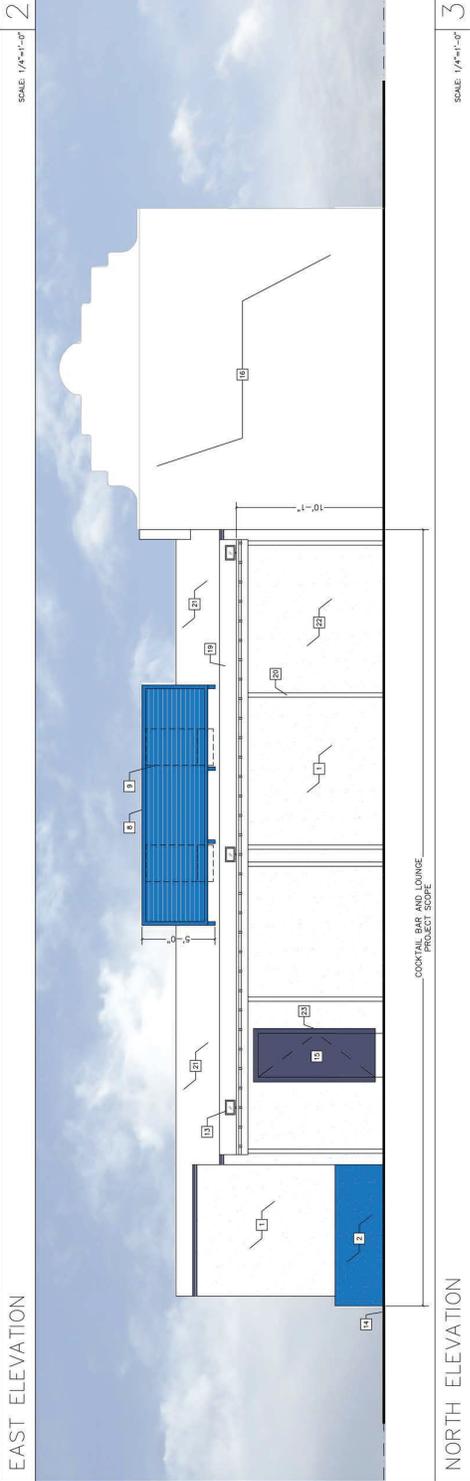
- 1. ALL DETAIL REFERENCES ARE TYPICAL AND APPLY TO ALL ELEVATIONS UNLESS OTHERWISE SPECIFICALLY NOTED.
- 2. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

ELEVATION KEYNOTES

- 11 SMOOTH STUCCO FINISH, TYP.
- 12 FLATTERING PLANCH SW 6638
- 13 SHERMAN WILLIAMS SUBURBED SENNA 9009
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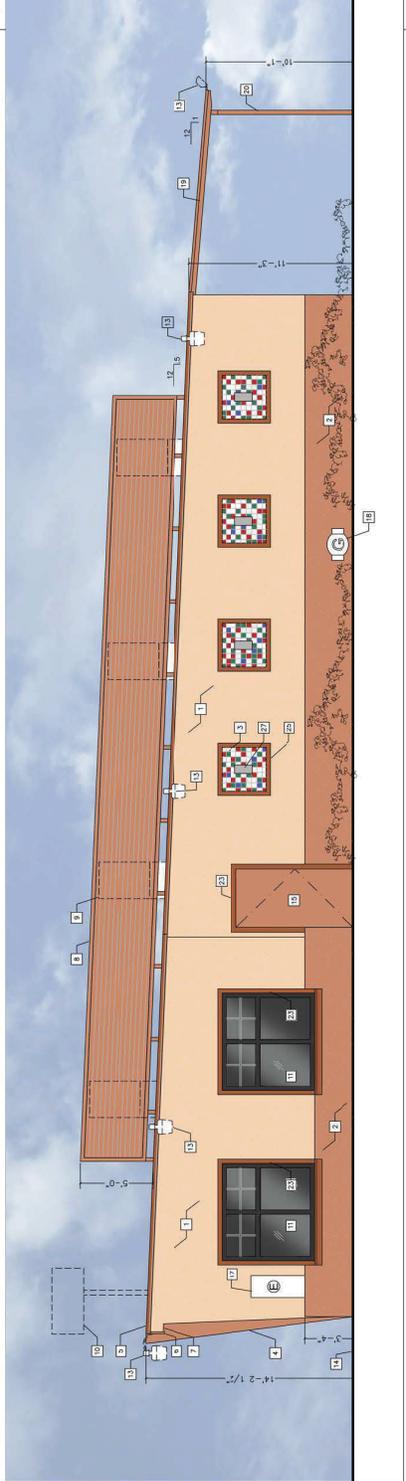
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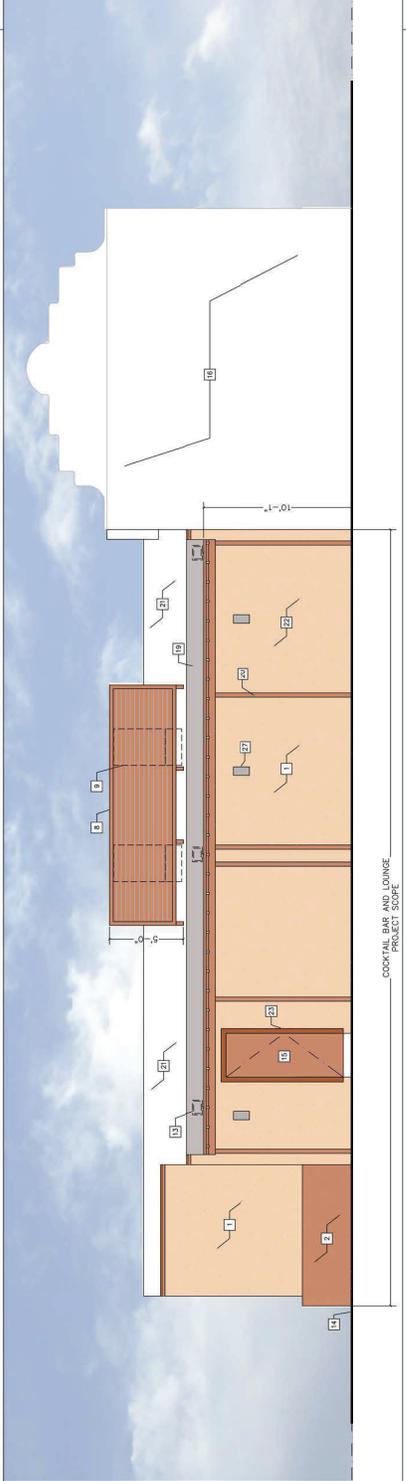
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

ELEVATION KEYNOTES

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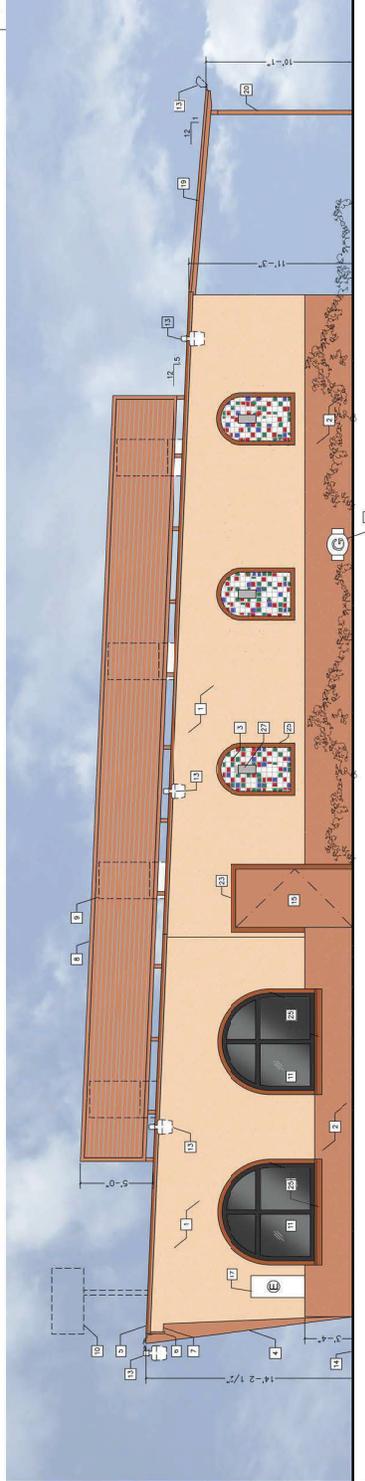
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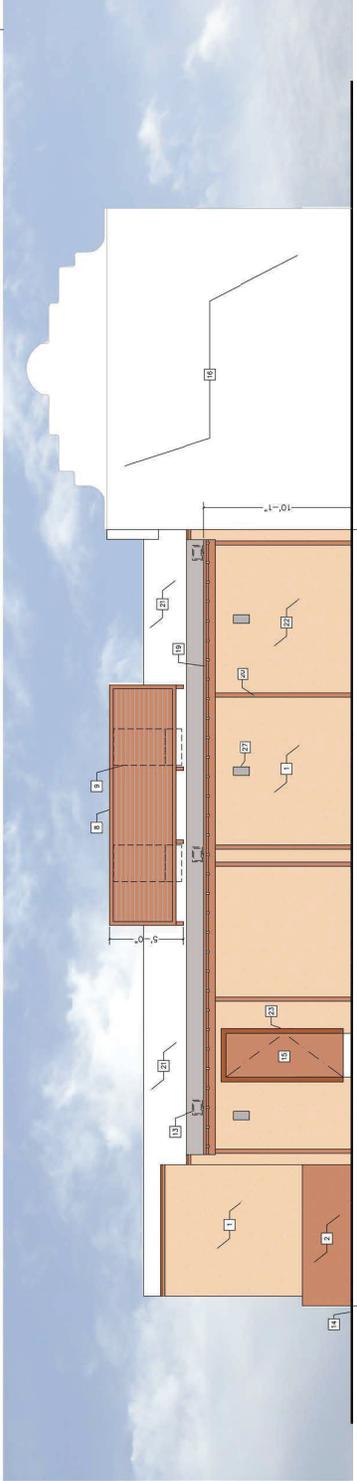
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

ATTACHMENT 3
BUSINESS PLAN

Titanic Ceviche Loco Business Statement

Executive Summary

Business Name: Titanic Ceviche Loco

Business Type: Seafood Dining & Retail Experience

Location: 5667 Mission Blvd, Jurupa Valley, CA 92509

Owner: Nohemi Peniche

Hours of Operation:

Mon – Sun: 8:00 AM – 12:00 AM

Concept:

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

The business includes:

- * Raw/Chilled Seafood Dining Area
- * Retail Space for Branded Merchandise
- * Waiting Lounge
- * Bar Area with Alcoholic and Non-Alcoholic Beverages
- * Live DJ on Fridays, Saturdays, & Sundays, holidays, and major events from 4 PM - 10:30 PM
- * Karaoke Jukebox

1. Market Analysis

Target Market

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

Competitive Advantage

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

2. Services & Offerings

Core Food Offerings

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

Beverages

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

Retail Space

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

Entertainment

- * Live DJ on Friday, Saturday, Sunday, holidays, and major events from 4 PM - 10:30 PM
- * Karaoke via jukebox (Payable system) used Monday - Sunday during normal business hours by patrons

3. Operations Plan

Facility Layout

- * Waiting Area: Comfortable lounge with music and visuals
- * Dining Area: Indoor seating with capacity for ~40–60 people
- * Bar Area: Full-service with bar seating
- * Retail Display: Near entrance and checkout area
- * Entertainment Zone: DJ booth / Karaoke Jukebox zone
- * A DJ booth may be operational on Friday, Saturday, Sunday, holidays and or major events from 4 PM to 10:30 PM
- * A karaoke via jukebox (Payable system) may be used Monday - Sunday during normal business hours by patrons to play music of their choice

Staffing Plan

- * Total Employees per Shift: 4
 - * 1 Chef / Kitchen Manager
 - * 1 Server / Waitstaff
 - * 1 Bartender
 - * 1 Front-of-House / Retail / Host
- * Additional part-time staff on Friday and Saturday evenings for increased volume
- * Live DJ may be present Friday, Saturday, Sunday, holidays and or major events from 4 PM to 10:30 PM
- * A security team will be present during holidays and or during major events
- * See the holiday schedule listed in the last page of the business statement

Health & Safety

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

4. Marketing & Promotion

Brand Identity

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

Marketing Strategies

- * Social Media: Instagram, TikTok, and Facebook featuring food reels, DJ clips, and customer highlights
- * Launch Event: Invite influencers, food bloggers, and local press

- * Merchandise Giveaways: Free T-shirt or sticker with first purchase over \ \$50
- * Happy Hour Specials: Discounts on oysters and drinks during early evening (4–7 PM)
- * Loyalty Program: Points earned per visit, discounts or free merchandise after X points

5. Holiday Schedule

March – May

- St. Patrick’s Day – March 17
- Easter Weekend – Friday–Sunday (dates vary)
- Cinco de Mayo – May 5
- Mother’s Day – 2nd Sunday in May
- Memorial Day Weekend – Friday–Sunday (last Monday in May)

June – August

- Father’s Day – 3rd Sunday in June
- Juneteenth – June 19
- Independence Day / July 4th (and adjacent weekend)
- Summer Solstice – June 20–21
- Labor Day Weekend – Friday–Sunday (1st Monday in September, often treated as end of summer)

September – November

- Hispanic Heritage Month events – Sept 15–Oct 15
- Oktoberfest weekends – Late Sept–Early Oct
- Columbus Day / Indigenous Peoples’ Day – 2nd Monday in October
- Halloween Weekend – Oct 31 (or nearest Friday/Saturday)

- Veterans Day – November 11
- Thanksgiving Eve – Wednesday before Thanksgiving

December – February

- Holiday Season Kickoff – Late November / Early December
- Hanukkah – Dates vary
- Christmas Week – Dec 20–24 (no music on Christmas Day in many cities)
- New Year's Eve – December 31
- New Year's Day Brunch – January 1
- Valentine's Day – February 14
- Presidents' Day Weekend – 3rd Monday in February

ATTACHMENT 4
ALUC APPROVAL LETTER



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

August 14, 2025

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

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Steve Sanchez
La Quinta

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John Lyon
Riverside

Michael Lewis
Palm Springs

Richard Stewart
Moreno Valley

Michelle Geller
Riverside

Vernon Poole
Murrieta

STAFF

Director
Paul Rull

Simon Houseman
Jackie Vega
Barbara Santos

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

www.rcaluc.org

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

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

Dear Mr. Aguilar,

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

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

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

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

AIRPORT LAND USE COMMISSION

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

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

CONDITIONS:

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

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

AIRPORT LAND USE COMMISSION

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

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

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

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

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

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

NOTICE

THERE IS AN AIRPORT NEARBY.

**THIS STORM WATER BASIN IS DESIGNED TO HOLD
STORM WATER FOR ONLY 48 HOURS AND
NOT TO ATTRACT BIRDS**

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



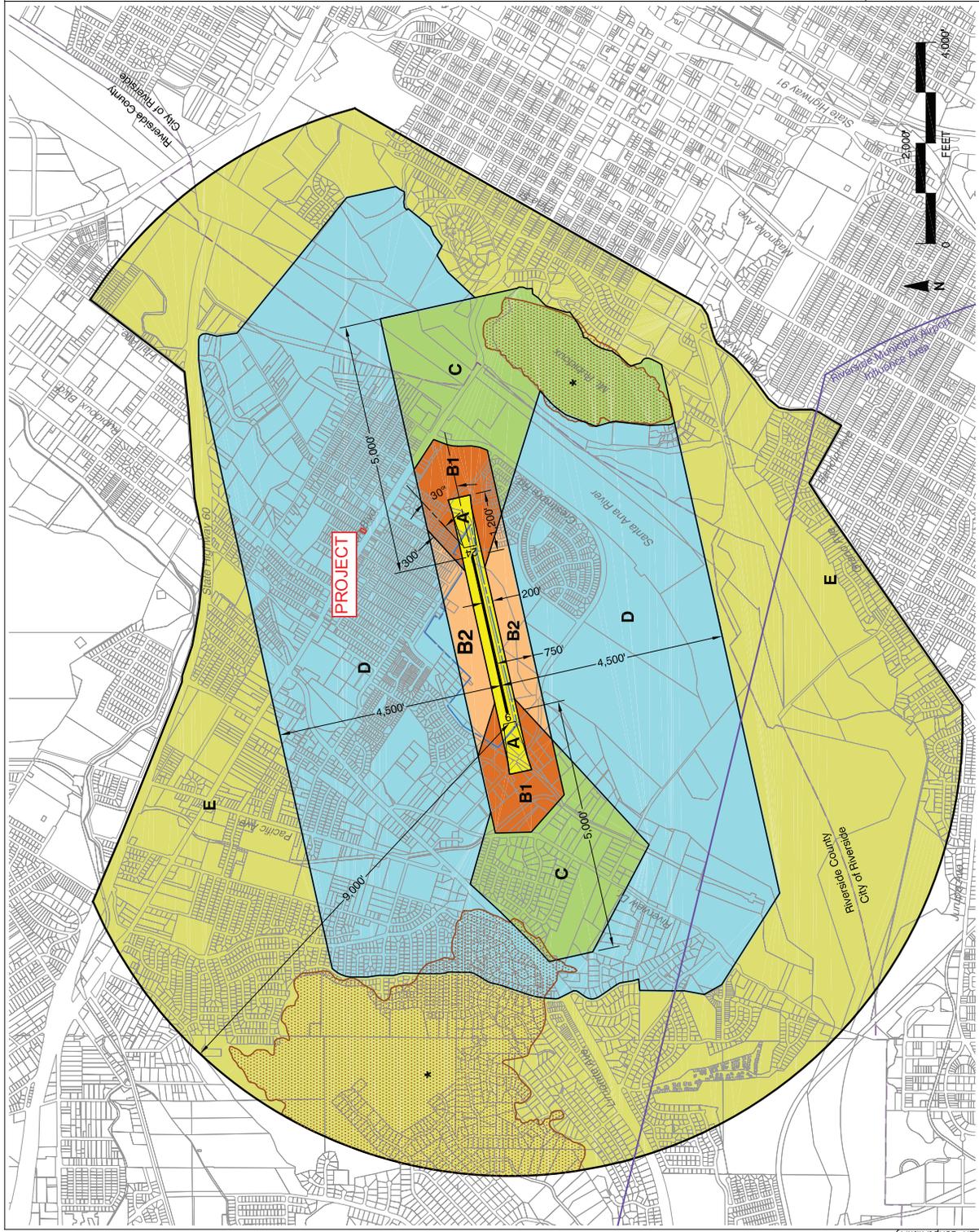
IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____

NOTICE OF AIRPORT IN VICINITY

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



Legend

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

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

Note

Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map.

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

Map FL-1

Compatibility Map
 Flabob Airport

Map My County Map



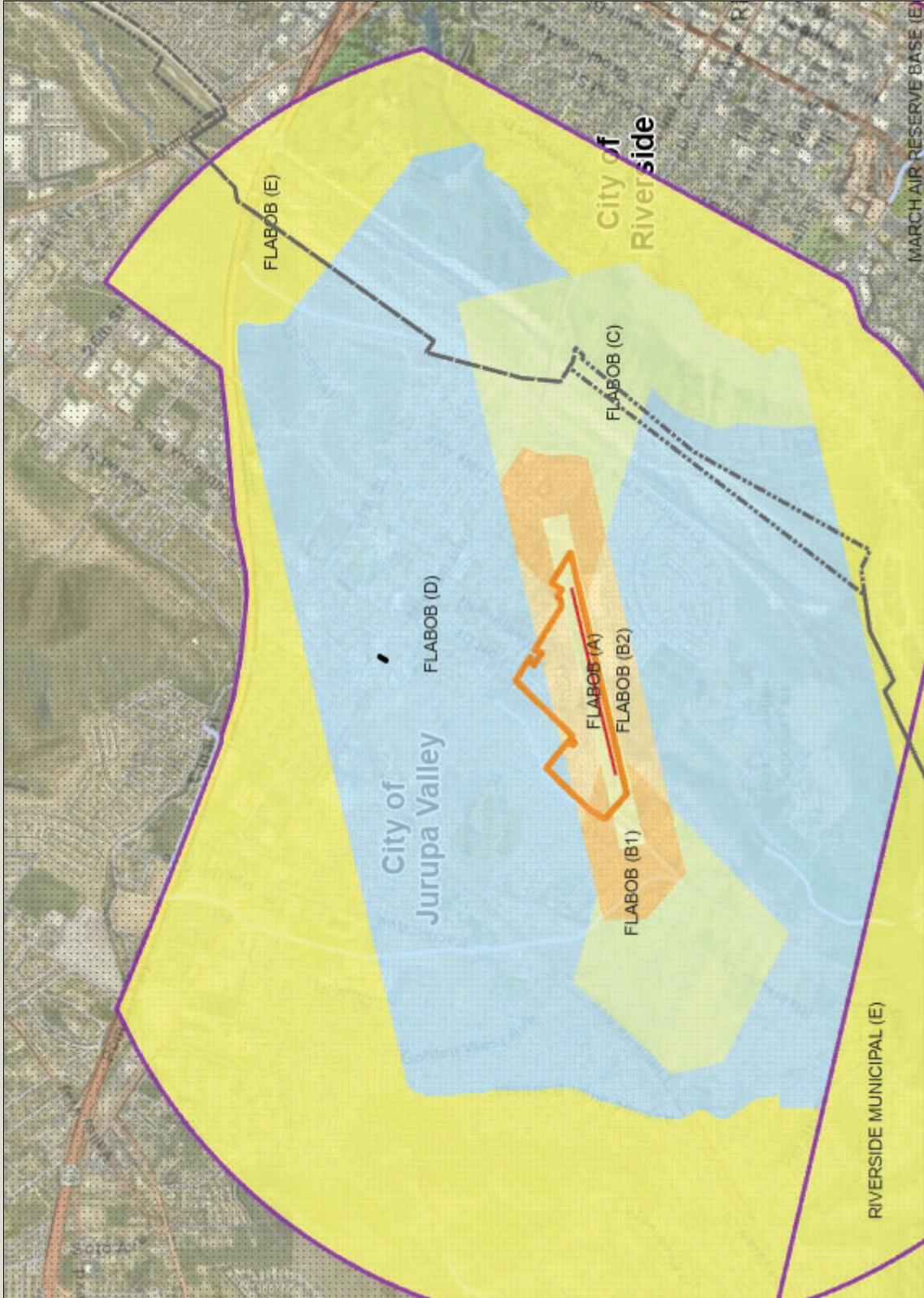
Legend

- County Boundary
- City Boundaries
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones

Airport Compatibility Zones

- A. BANNING MUNICIPAL
- A. BERMUDA DUNES
- A. BLYTHE
- A. CHINO
- A. CHIRIACO SUMMIT
- A. CORONA MUNICIPAL
- A. DESERT CENTER
- A. FLABOB
- A. FRENCH VALLEY
- A. HEMET-RYAN
- A. JACQUELINE COCHRAN
- A. MARCH AIR RESERVE BASE
- A. PALM SPRINGS INTERNATIONAL
- A. PERRIS VALLEY
- A. RIVERSIDE MUNICIPAL
- A-EXC1, MARCH AIR RESERVE B.
- B1. BANNING MUNICIPAL
- B1. BERMUDA DUNES
- B1. BLYTHE
- B1. CHINO
- B1. CHIRIACO SUMMIT

Notes



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0 3, 6,157 Feet

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Map My County Map

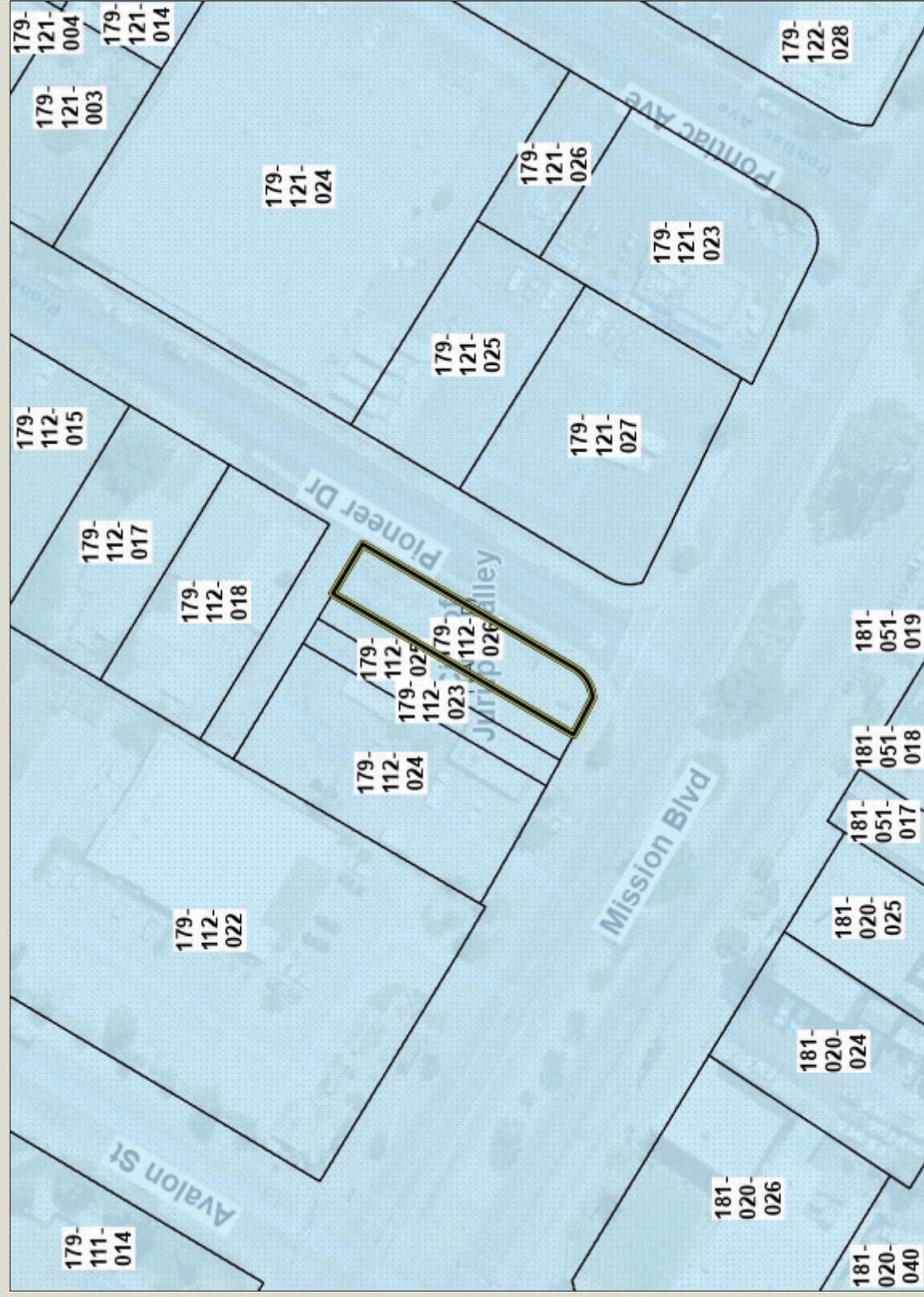


Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, County
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones

A.BANNING MUNICIPAL	[Yellow swatch]
A.BERMUDA DUNES	[Yellow swatch]
A.BLYTHE	[Yellow swatch]
A.CHINO	[Yellow swatch]
A.CHIRIACO SUMMIT	[Yellow swatch]
A.CORONA MUNICIPAL	[Yellow swatch]
A.DESERT CENTER	[Yellow swatch]
A.FLABOB	[Yellow swatch]
A.FRENCH VALLEY	[Yellow swatch]
A.HEMET-RYAN	[Yellow swatch]
A.JACQUELINE COCHRAN	[Yellow swatch]
A.MARCH AIR RESERVE BASE	[Yellow swatch]
A.PALM SPRINGS INTERNATIONAL	[Yellow swatch]
A.PERRIS VALLEY	[Yellow swatch]
A.RIVERSIDE MUNICIPAL	[Yellow swatch]
A-EXC1,MARCH AIR RESERVE B.	[Yellow swatch]
B1.BANNING MUNICIPAL	[Orange swatch]
B1.BERMUDA DUNES	[Orange swatch]
B1.BLYTHE	[Orange swatch]

Notes



ACIT

Scale: 0 to 192 Feet

North Arrow

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Map My County Map



- Legend**
- County Boundary
 - City Boundaries
 - Parcel APNs
 - Parcels, County
 - County Centerline Names
 - Blueline Streams
 - City Areas
 - World_Street_Map



Notes

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



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