NOTICE OF DETERMINATION

To: Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

County Clerk
County of Riverside
2724 Gateway Drive
Riverside, CA 92507

From: City of Jurupa Valley
Development Services Department
8930 Limonite Avenue
Jurupa Valley, CA. 92509

Lead Agency (if different from above): Same
Address: Same
Contact: Roberto Gonzalez, Principal Planner
Phone: (951)332-6464
rgonzalez@jurupavalley.org

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022120318

Project Title: MA25153 Vernola Ranch Specific Plan Planning Area #1 Residential Project
Project Applicant: Lennar Homes, 4140 Temescal Canyon Road, CA 92883
Project Location (include county): The Project site is located east of Interstate 15 (I-15), west of Pats Ranch Road, south of Bellgrave Avenue, and north of Limonite Avenue, in the City of Jurupa Valley within Riverside County.
Project Description: The Vernola Ranch Specific Plan (hereafter "SP Area") proposed 1,576 residential dwelling units (single-family, multi-family, townhomes, and other housing types), recreational areas, a network for trails & parks, internal street network, open space, landscaping and street improvements, and included an overlay for a potential school site located in the northeast portion of the SP Area.

The approved Tentative Tract Map (TTM) 38504 was proposed to subdivide the 200.7-acre Project site and create Planning Areas and phasing. Which will include 36 acres south of the SP Area.

This requested Site Development Permit (SDP) 25065 for Planning Area 1 includes the development of 56 Condominium Units. The approved development for Planning Area 1 is for 52 dwelling units, however the developer has decreased the number of units in Planning Area 2 by 4 units and as such the Project's proposed development in Planning Area 1 with an increase of 4 units is consistent with the approved Vernola Ranch Specific Plan and underlying TTM 38504, and associated phasing plan as the total number of dwelling units within the SP Area will not increase due to the offset of 4 units in Planning Area 2. The request does not propose changes in the SP Area boundaries or propose any changes to infrastructure or utilities that are different than the previously approved Vernola Ranch Specific Plan.

This is to advise that the City of Jurupa Valley (■ Lead Agency □ Responsible Agency) has approved the above-described project on November 21, 2025, and has made the following determinations regarding the above-described project.

1. The project [□ will ■ will not] create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously.
2. ■ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   □ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [■ were □ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [■ was □ was not] adopted for this project.
5. A statement of Overriding Considerations [■ was □ was not] adopted for this project.
6. Findings [■ were □ were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval, is available to the General Public at: City of Jurupa Valley, Development Services Department – Planning Division, 8930 Limonite Avenue, Jurupa Valley, California 92509.

Signature (Public Agency): _____ Title: Principal Planner

Date: November 21, 2025

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.