



NOTICE OF DETERMINATION

To: ___ Office of Planning and Research
1400 Tenth Street
P. O. Box 3044
Sacramento, CA 95814

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

X Riverside County Clerk
P.O. Box 751
Riverside, CA 92502-0751

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

Project Title: Master Application (MA) No. 22248: General Plan Amendment (GPA) No. 22006, Change of Zone (CZ) No. 22006, Tentative Tract Map (TTM) No. 38541, and Site Development Permit (SDP) No. 22072.

Project Location: Southeast intersection of Limonite Avenue and Wineville Avenue (APNS: 157-250-011, 157-250-013)

Applicant: Diversified Pacific Development Group, LLC

Project Description and Approvals: Project proposes to develop a multiple use project consisting of both residential and commercial uses. The project will require a General Plan Amendment, Change of Zone, Tentative Tract Map, and Site Development Permit. The project will consist of 232 residential units and 24,000 square feet of commercial/retail space within a 33-acre site. The residential units will be a mix of 57 single family detached homes, 102 row town units, and 73 cluster units. Some of the amenities will consist of dog park, rentable garden space, tot lots, community pool, open space public parks, and multipurpose trails. Additionally, the proposed Project involves the construction of site improvements such as landscaping, parking, and infrastructure facilities.

THIS IS TO ADVISE that the City of Jurupa Valley City Council approved the above-described project on May 21, 2026 and has made the following determination regarding the above-described project:

1. The project [X will ___ will not] have a significant effect on the environment.
2. X An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. ___ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures [X were ___ were not] made a condition of the approval of the project.
5. A Mitigation Reporting or Monitoring Plan [X 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 ENVIRONMENTAL IMPACT REPORT, MITIGATION MONITORING AND REPORTING PROGRAM, AND RECORD OF PROJECT APPROVAL IS AVAILABLE FOR REVIEW AT THE CITY OF JURUPA VALLEY PLANNING DEPARTMENT, 8930 LIMONITE AVENUE, JURUPA VALLEY, CA 92509

Signature:  _____

Print Name: Reynaldo Aquino

Title: Senior Planner Date 5/22/26

Phone Number: 951-332-6464 x 217