City of Jurupa Valley

IMPORTANT NOTICE:
FOR ONLINE PUBLIC PARTICIPATION **SEE PAGE 4**

MEETING AGENDA
OF THE PLANNING COMMISSION
Wednesday August 12, 2020
Regular Meeting: 7:00 P.M.
City of Jurupa Valley City Hall
City Council Chambers
8930 Limonite Ave., Jurupa Valley, CA 92509

A. As a courtesy to those in attendance, we ask that cell phones be turned off or set to their silent mode and that you keep talking to a minimum so that all persons can hear the comments of the public and Planning Commission. The Commission Rules of Order require permission of the Chair to speak with anyone at the staff table or to approach the dais.

B. A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the City Staff BEFORE the Chairman calls for Public Comments on an agenda item. Each agenda item up will be open for public comments before taking action. Public comments on subjects that are not on the agenda can be made during the "Public Appearance/Comments" portion of the agenda.

C. If you wish to address the Planning Commission on a specific agenda item or during public comment, please fill out a speaker card and hand it to the Clerk with your name and address before the item is called so that we can call you to come to the podium for your comments. While listing your name and address is not required, it helps us to provide follow-up information to you if needed. Exhibits must be handed to the staff for distribution to the Commission.

D. As a courtesy to others and to assure that each person wishing to be heard has an opportunity to speak, please limit your comments to 5 minutes.

REGULAR SESSION

1. 7:00 P.M. – Call to Order and Roll Call

- Arleen Pruitt, Chair
- Guillermo Silva, Chair Pro Tem
- Mariana Lopez
- Corey Moore
- Penny Newman

2. Pledge of Allegiance

3. Public Appearance/Comments (30 minutes)

4. Approval of Agenda

5. Approval of Minutes

5.1 July 22, 2020 Regular Meeting

6. Public Hearings - NONE

7. Commission Business

7.1 STUDY SESSION: MA20090: CONSIDERATION OF A WAIVER OF THE MINIMUM AREA REQUIREMENT OF THE PROPOSED R-4 (PLANNED RESIDENTIAL) ZONE FOR A 25 SINGLE-FAMILY LOT SUBDIVISION

LOCATION: SOUTHEAST OF MISSION BOULEVARD AND AGATE STREET (APN'S: 171-101-072 & 171-101-073)

APPLICANT: RC HOBBS COMPANIES

RECOMMENDATION

By motion, recommending that the City Council approve a waiver of the minimum area requirement in order to allow the applications for a proposed 25 single-family lot subdivision, including a Change of Zone to R-4 Zone (Planned Residential), to be processed to public hearings and City Council action.

7.2 REVIEW OF PROPOSED PLANS FOR TTM36823 (107-LOT SINGLE-FAMILY SUBDIVISION) TO COMPLY WITH CERTAIN CONDITION OF APPROVAL FOR THE PARADISE KNOLLS RESIDENTIAL COMMUNITY (MA14115) LOCATED ALONG LIMONITE AVENUE AND DOWNEY STREET.

LOCATION: LOCATED ON LIMONITE AVENUE, WESTERLY OF DOWNEY STREET AND NORTHERLY OF THE SANTA ANA RIVER, JURUPA VALLEY, CA

APPLICANT: RICHMOND AMERICAN HOMES

RECOMMENDATION

Review the proposed landscaping plan, architecture, building footprints, internal streetscape design, trails, sidewalks, lighting, fencing, walls and other project features as required by Condition No. 15b adopted for the Paradise Knolls Specific Plan.

8. Public Appearance/Comments

9. Planning Commissioner's Reports and Comments

10. Planning Department Report

11. Adjournment to the August 26, 2020 Regular Meeting

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley Planning Commission, please call 951-332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Agendas of public meetings and any other writings distributed to all, or a majority of, the Jurupa Valley Planning Commission in connection with a matter subject to discussion or consideration at an open meeting of the Planning Commission are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at the City of Jurupa Valley, 8930 Limonite Ave., Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, the Jurupa Valley Planning Commission. The Planning Commission may also post the writing on its Internet website at www.jurupavalley.org.

RETURN TO AGENDA

IMPORTANT NOTICE:

In response to the COVID-19 pandemic, the City of Jurupa Valley is urging those wishing to attend a Planning Commission meeting, to avoid attending the meeting and watch the live webcast, which can be accessed at this link: https://www.jurupavalley.org/422/Meeting-Videos. The Planning Commission Agenda can be accessed at this link: https://www.jurupavalley.org/agendacenter.

For those wishing to make public comments at Wednesday night's Planning Commission meeting, you are being asked to submit your comments by email to be read aloud at the meeting by the Planning Commission's Recording Secretary.

Public comments may be submitted to the Planning Commission's Recording Secretary at greed@jurupavalley.org. Email comments on matters that are not on the Agenda and email comments for matters on the Consent Calendar must be submitted prior to the time the Chair calls the item for Public Comments. Members of the public are encouraged to submit comments prior to 6:00 p.m. Wednesday.

Email comments on other agenda items must be submitted prior to the time the Chair closes public comments on the agenda item or closes the public hearing on the agenda item. All email comments shall be subject to the same rules as would otherwise govern speaker's comments at the Planning Commission Meeting.

The Planning Commission's Recording Secretary shall read all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Planning Commission may provide, because this is the time limit for speakers at a Planning Commission Meeting. The email comments submitted shall become part of the record of the Planning Commission Meeting.

Comments on Agenda items during the Planning Commission Meeting can only be submitted to the Planning Commission's Recording Secretary by email. The City cannot accept comments on Agenda items during the Planning Commission Meeting on Facebook, social media or by text.

This is a proactive precaution taken by the City of Jurupa Valley out of an abundance of caution. Any questions should be directed to the Planning Commission's Recording Secretary, Grizelda Reed, at (951) 332-6464.

AVISO IMPORTANTE:

En respuesta a la pandemia de COVID-19, la ciudad de Jurupa Valley le urge a aquellos que desean atender una junta de la Comisión de Planificación, que eviten atender la junta y el lugar ver la junta en el webcast en vivo que puede ser accedido en este vinculo: https://www.jurupavalley.org/422/Meeting-Videos. La agenda de la Comisión de Planificación puede ser accedido en este vinculo: https://www.jurupavalley.org/agendacenter.

Para ellos que quieran hacer comentarios públicos en la junta del miércoles, se les pide que sometan sus comentarios por correo electrónico para que sean leídos en voz alta en la junta por la Secretaria de Grabación de la Comisión de Planificación.

Comentarios públicos pueden ser sometidos a la Secretaria de Grabación de la Comisión de Planificación a greed@jurupavalley.org. Correos electrónicos sobre asuntos que no están en la agenda y correos electrónicos sobre asuntos que aparecen en el calendario de consentimiento deben ser sometidos antes del tiempo en cuando el presidente de la Comisión de Planificación llame el articulo para comentarios públicos. Miembros del público deberían someter comentarios antes de las 6:00 p.m. el miércoles.

Correos electrónicos sobre otros artículos de la agenda tienen que ser sometidos antes del tiempo en que se cierren los comentarios públicos en ese artículo de la agenda o cuando se cierre la audiencia pública sobre ese artículo de la agenda. Todos los comentarios por correo electrónico serán tratados por las mismas reglas que han sido establecidas para juntas de Comisión de Planificación.

La Secretaria de Grabación de la Comisión de Planificación leerá todos los comentarios recibidos por correo electrónico siempre y cuando la lectura del comentario no exceda tres (3) minutos o cualquier otro periodo de tiempo que la Comisión de Planificación indique. Este periodo de tiempo es el mismo que se permite en juntas de la Comisión de Planificación. Los comentarios leídos en la junta serán grabados como parte de la junta de Comisión de Planificación.

Durante la junta de la Comisión de Planificación, comentarios sobre artículos de la agenda solo pueden ser sometidos a la Secretaria de Grabación de la Comisión de Planificación por correo electrónico. La ciudad no puede aceptar comentarios sobre artículos de la agenda durante la junta de Comisión de Planificación por Facebook, redes sociales, o por mensajes de texto.

Esto es una precaución proactiva que se tomó acabo por la ciudad de Jurupa Valley por precaución. Preguntas pueden ser dirigidas a la Secretaria de Grabación de la Comisión de Planificación, Grizelda Reed, al (951) 332-6464.

City of Jurupa Valley

DRAFT MINUTES

PLANNING COMMISSION

July 22, 2020

1. Call to Order and Roll Call

The Study Session of the Jurupa Valley Planning Commission meeting was called to order at 7:00 p.m. on July 22, 2020 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

- Arleen Pruitt, Chair
- Chair Pro Tem Guillermo Silva, Chair Pro Tem
- Mariana Lopez, Commission Member
- Penny Newman, Commission Member
- Corey Moore, Commission Member – via conference call

Members absent: All Present

2. Pledge of Allegiance – Chair Pro Tem Silva let the Pledge of Allegiance-

3. Public Appearance/Comments - None

4. Approval of Agenda

Chair Pruitt moved, Commissioner Lopez seconded a motion to approve the July 22, 2020 agenda. The motion was approved 5-0

Ayes: Lopez, Newman, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

5. Approval of Minutes

Chair Pruitt moved and Chair Pro Tem Silva seconded, a motion to approve the July 8th Planning Commission Minutes. The motion was approved 5-0.

Ayes: Lopez, Newman, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

6. PUBLIC HEARING - NONE

7. Commission Business

7.1 STUDY SESSION: MASTER APPLICATION (MA) NO. 20082 (PAR19010) PROPOSED 200-UNIT APARTMENT COMPLEX (KINGSLEY TERRACES – 1001 LIMONITE AVENUE – APPLICANT- MIKE KOOPMAN

Mr. Tom Merrell, Planning Director, provided a brief introduction and summary of the proposed project. He explained the intent was to introduce this project to the Commissioners for discussion.

Mr. Chris Mallec, Associate Planner, provided a detailed PowerPoint presentation of the proposed 200-unit apartment complex project on a 9.76-acre vacant parcel. Mr. Mallec explained the required entitlements necessary for the proposed project, which includes a General Plan Amendment, Change of Zone, and a Site Development Permit. Presentation covers the following topics:

- Substantial increase in density
- Concern for only one entry/exit access
- Potential traffic impacts
- Connectivity to surrounding street and neighborhoods
- Discussion on architecture, elevations and floor plans

Mr. Max Ahmadi, applicant representative, provided a summary of the property's ownership, project submittal, and desire to build multi-family housing in Jurupa Valley.

Mr. Scott Wellman, Attorney for the applicant, summarized the status of litigation regarding this property.

PUBLIC COMMENTS RECEIVED VIA EMAIL:

Mr. Robert Media suggested other uses for property.

Ms. Doy Lopez expressed concern for additional traffic and homelessness.

Ms. Jacqui Lee is opposed to the proposal and suggests that the zoning should not be changed.

Ms. Alexis Gutierrez is concerned for additional traffic and flooding. She is opposed to the proposed project.

Ms. Sherry Walker is opposed to the proposed project.

Mr. Spencer Rogers expressed concern for the additional traffic, flooding, and high density. He is opposed to the proposed project.

Ms. Pam Fiebiger expressed concerns and is opposed to the proposed project.

Ms. Pat McMahon expressed opposition to the proposed project.

Ms. Monica Solis expressed that the area should be kept rural and not be developed. She is opposed to the project.

Ms. Angela Channual expressed concern for increase in traffic and is opposed to this proposed project.

Ms. Kristy Crawford-Estrada expressed concern for the high density of this project and is opposed to this project.

COMMISSIONER DISCUSSION

- Clarify affordable Housing Criteria
- Reduce the density by 30%
- Traffic impact on Limonite
- Concern for only one entrance
- Circulation, Access Points and neighborhood connectivity
- Conduct community outreach for proposed project

7.2 STUDY SESSION: BUFFERING RESIDENTIAL NEIGHBORHOODS FROM INDUSTRIAL LAND USES

Ms. Tamara Campbell, Principal Planner, provided a PowerPoint presentation to discuss the prevention of land use conflicts between residential neighborhoods and industrial uses. . Ms. Campbell provided 3 significant areas for discussion: (1) North Rubidoux and Belltown, (2) south of Limonite/East of Van Buren, and (3) Intersection of Bellegrave and Van Buren. Ms. Campbell provided details of current uses and has suggested to consider the replacement of industrial zoning with less intensive and conflicting zones such as residential or commercial or a mixture of both and noted such an endeavor will likely result in some businesses being non,-conforming however the long range planning goals would result in a changed environment over time.

COMMISSIONER DISCUSSION

- Clarification of change of zoning process
- Clarification of Lot size and housing ratio
- Public Outreach suggested for zoning change
- Additional Study Sessions requested
- Concern for only one entrance

8. Public Appearance / Comments – NONE

9. Planning Commissioner's Reports and Comments - NONE

10. Planning Department Report

Mr. Tom Merrell, Planning Director, provided an update on the current, advance planning, and upcoming projects.

Respectfully submitted,

_____

Thomas G. Merrell, AICP, Planning Director
Secretary of the Planning Commission

DRAFT

RETURN TO AGENDA

STAFF REPORT

DATE: **AUGUST 12, 2020**

TO: **CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **THOMAS G. MERRELL, AICP, PLANNING DIRECTOR**

BY: **CHRIS MALLEC, ASSOCIATE PLANNER**

SUBJECT: **AGENDA ITEM NO. 7.1**

MASTER APPLICATION (MA) NO. MA20090: CONSIDERATION OF A WAIVER OF THE MINIMUM AREA REQUIREMENT OF THE PROPOSED R-4 (PLANNED RESIDENTIAL) ZONE FOR A 25 LOT SINGLE-FAMILY SUB-DIVISION

LOCATION: SOUTHEAST OF MISSION BOULEVARD AND AGATE STREET (APN'S: 171-101-072 & 171-101-073)

APPLICANT: RC HOBBS COMPANIES

RECOMMENDATION

By motion, recommending that the City Council approve a waiver of the minimum project site area requirement in order to allow the applications for a proposed 25 single-family lot subdivision, including a Change of Zone to R-4 Zone (Planned Residential), to be processed to public hearings and City Council action.

BRIEF PROJECT DESCRIPTION

The proposed project is a subdivision of a 5.32-acre vacant site into a 25 single-family lot community. It is proposed on the south side of Mission Blvd. and the east side of Agate Street. The required entitlements are Change of Zone and Tentative Tract Map.

FIGURE ONE – SITE LOCATION

BACKGROUND

WAIVER TO THE MINIMUM AREA REQUIREMENT FOR AN R-4 ZONE. On July 18, 2019, the City Council adopted Ordinance No. 2019-08, which amended Sec. 9.100.030 *Minimum area for zone* to include waiver procedures. The R-4 Zone requires a project site to be at least 9 acres in order to apply the R-4 Zone unless the City Council grants a waiver. The entire Waiver process requires Planning Commission's recommendation and City Council action.

PRE-APPLICATION REVIEW (PAR). The applicant submitted a Pre-Application Review (PAR), MA19084, for a proposed 26 single-family lot subdivision in 2019 to receive preliminary comments prior to submitting a formal application. Exhibit A presents the location of the site.

On January 16, 2020, the City Council reviewed an informational agenda item that introduced the project for a proposed 26-lot single family subdivision. The staff report and minutes are included as attachments. The City Council discussed the following items and provided feedback to the applicant:

- Applicant to consider contributing to the construction of a traffic signal light at Mission Blvd. and Agate St. to allow for higher density
- Applicant to consider modification to the project to include single-story homes
- Applicant to consider an appropriate wall height to be constructed adjacent to the proposed auto parts store, under separate application, at the corner of Mission Blvd. and Agate St.
- Proposed density of the project
- Future improvements to the neighborhood

TABLE 1: PROJECT INFORMATION	
Project Area	5.32 acres
General Plan Land Use Designation	CR (Commercial Retail)
Specific Plan	Not within a Specific Plan Area
General Plan Policy Area(s)	Mission Boulevard Policy Area (Community Development Overlay), Equestrian Lifestyle Protection Overlay
Zoning	C-1/C-P (General Commercial)
Existing Land Use	Vacant land

ANALYSIS

I. **CALIFORNIA ENVIRONMENTAL QUALITY ACT.** The City of Jurupa Valley has prepared an exemption per Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, in accordance with CEQA.

II. **PROPOSED PROJECT.** The applicant's Tentative Tract Map proposes a 25 single-family lot subdivision with a minimum lot size of 6,000 square feet. The average lot size is 6,824

square feet. The tentative map, shown as Exhibit One, depicts a main entrance to the residential development via Mission Boulevard. The secondary entrance is via Agate Street. The project proposes high-quality architecture in Mission and Farmhouse style. These two architectural styles are appropriate for this region. Exhibits Two and Three presents one set of elevations. See the attached plans for the complete elevations.

EXHIBIT ONE - CONCEPTUAL SITE PLAN

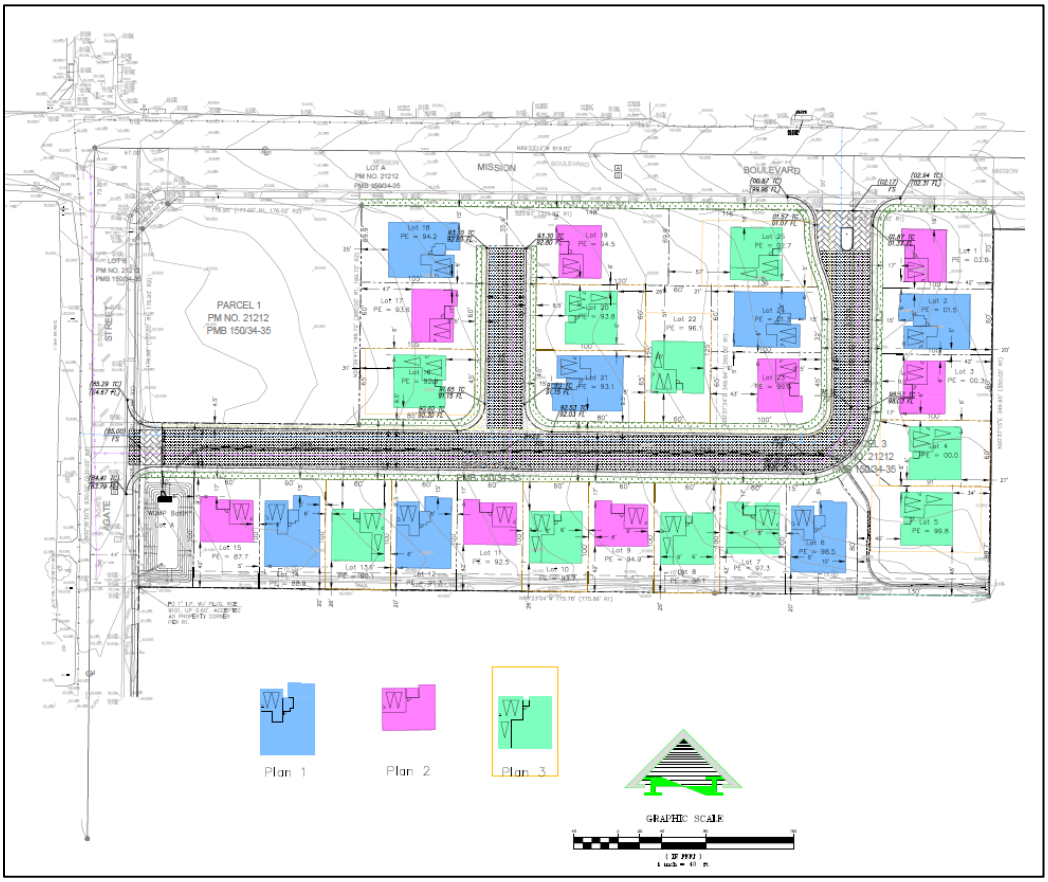


EXHIBIT TWO - CONCEPTUAL ELEVATIONS – MISSION STYLE

EXHIBIT THREE - CONCEPTUAL ELEVATIONS – FARMHOUSE STYLE

III. GENERAL PLAN. To approve the project's proposed residential project, average lot size, and neighborhood design, the property's zoning must be changed from C-1/C-P (General Commercial) to R-4 (Planned Residential). A General Plan Amendment is not required because it is within the Mission Blvd. Community Development Overlay (CDO).

The General Plan Community Development Overlay is applied to properties designated Commercial Retail (CR) along both sides of Mission Boulevard between Bain Street and Jurupa Road, except for the Glen Avon Town Center parcels. The overlay provides property owners in the mid-block areas to have the choice of developing either commercial or residential. Corner properties are not included in the CDO, and thus must be developed with retail commercial uses. In order to develop residential in these mid-block areas, the development parcel size must be at least 5 acres. This project site is 5.32 acres.

This overlay was adopted as a part of the City's economic development policy to attract retail and commercial land uses not currently represented in the community. The properties that are designated commercial along Mission Blvd. are primarily shallow depth, narrow properties which, if developed with commercial uses, would result in a proliferation of driveways close together along Mission Blvd. Further, these small parcels will only support local, neighborhood serving commercial. The City's population is not sufficient to support the excessive amount of such local serving commercial zoning in this corridor. Thus, the overlay was intended to create an incentive to increase the mid-block residential within walking distance of the commercial nodes at street intersections, leading to a healthier climate to attract new commercial. In addition, opportunities would be created to generate an economic stimulus for existing and future retail along the corridor, and encourage high quality infill development.

IV. R-4 ZONE & WAIVER. The proposed change of zone is from C-1/C-P (General Commercial) to R-4 (Planned Residential). The Waiver application is a request to waive the following development standard of the R-4 Zone:

> *<u>Minimum Area for Zone</u>. The R-4 Zone shall not be applied to any area containing less than nine (9) acres unless the City Council grants a waiver to the minimum area requirement for an R-4 Zone.*

This project is 5.32 acres, thus an approved waiver is required to move forward with the processing of the applications for this project.

Process of the Waiver:

a. Planning Commission recommendation to City Council

b. City Council action

Consideration for the waiver to the development standard does not entail an evaluation of the merits of the proposed project, but only whether or not to proceed with a formal evaluation process and public hearings. If the waiver is approved by the City Council, the applicant can continue processing the applications and the City Council will have the opportunity to approve or disapprove the project at the future public hearing(s).

If the waiver is denied, the proposed tract must be designed to be consistent with another residential zone. No other residential zone has a minimum area requirement for the project site. The only action before the Planning Commission is to recommend to the City Council if the City Council should approve or deny the waiver of this R-4 development standard.

Staff's review of the initial submittal indicates the project is generally consistent with the R-4 development standards. One other requirement of the R-4 zone is the adoption of an R-4 Development Plan. A Development Plan consists of specific development standards, architectural design guidelines, and landscaping design guidelines for this residential community. The future homebuilder would be required to construct the residential community in accordance to the adopted standards and design guidelines of an adopted Development Plan.

CONCLUSION

Approval of the waiver would allow the applicant to design the project to implement the General Plan Community Development Overlay, meet the qualitative requirements of the R-4 zone and include an R-4 Development Plan. The new single-family residential development would be a compliment to, and revitalize, the surrounding neighborhood. In addition, it would have the ability to generate an economic stimulus for existing and future retail along the corridor, while encouraging future high-quality infill development.

Prepared by:

Chris Mallec
Associate Planner

Submitted by:

Thomas G. Merrell, AICP
Planning Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

Attachments:

1. Ordinance No. 2019-08, amending Section 9.100.030 “Minimum Are For Zone” of Title 9 concerning limited waivers of the minimum area requirements for premises in the R-4 Zone
2. City Council Staff Report for Jan. 16, 2020 City Council meeting (without attachments)
3. Minutes for Jan. 16, 2020 City Council Meeting
4. Exhibits: Proposed TTM and Plotting Plan

ATTACHMENT NO. 1

Ordinance No. 2019-08

ORDINANCE NO. 2019-08

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING SECTION 9.100.030 ("MINIMUM AREA FOR ZONE") OF CHAPTER 9.100 ("R-4 ZONE (PLANNED RESIDENTIAL)") OF TITLE 9 ("PLANNING AND ZONING") OF THE JURUPA VALLEY MUNICIPAL CODE CONCERNING LIMITED WAIVERS OF THE MINIMUM AREA REQUIREMENTS FOR PREMISES IN THE R-4 ZONE, AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3) OF THE CEQA GUIDELINES

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

Section 1. **Project Procedural Findings**. The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) At the March 21, 2019 regular City Council meeting, the City Council initiated an amendment to Section 9.100.030 ("Minimum Area For Zone") of Chapter 9.100 ("R-4 Zone (Planned Residential)") of Title 9 ("Planning and Zoning") of the Jurupa Valley Municipal Code, concerning the adoption of waiver procedures applicable to the minimum area requirement of nine (9) acres for premises in the R-4 Zone (the "Code Amendment") and requested that the Planning Commission study and report on the proposed Code Amendment, as set forth in this Ordinance.

(b) On May 22, 2019, the Planning Commission of the City of Jurupa Valley held a public hearing on the proposed Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Code Amendment 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. At the conclusion of the Planning Commission hearings and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2019-05-22-01 recommending that the City Council approve the proposed Code Amendment.

(c) On July 18, 2019, the City Council of the City of Jurupa Valley held a duly noticed public hearing on the proposed Code Amendment, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council closed the public hearing and duly considered the written and oral testimony received.

(d) All legal preconditions to the adoption of this Ordinance have occurred.

Section 2. **CEQA Finding**. The proposed Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Code Amendment, permitting waivers of

the minimum area requirement for premises in the R-4 Zone and adopting standards for such waivers, will have a significant effect on the environment. The proposed Code Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment because further environmental review, if required under CEQA, will be performed as applications for waivers are submitted to the City. The City Council has reviewed the administrative record concerning the proposed Code Amendment and the proposed CEQA exemption, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3).

Section 3. **Project Findings**. The City Council hereby finds, as required by the Jurupa Valley Ordinances and applicable state law, that the proposed Code Amendment should be adopted because the proposed Code Amendment is consistent with the City of Jurupa Valley General Plan in that there is no change to the permitted uses or development standards for the lots of the R-4 Zone.

Section 4. **Amendment to Section 9.100.030., Minimum Area for Zone**. Section 9.100.030., Minimum Area for Zone, of Chapter 9.100, R-4 Zone (Planned Residential), of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

"Sec. 9.100.030. - Minimum area for zone.

The R-4 Zone shall not be applied to any area containing less than nine (9) acres unless the City Council grants a waiver to the minimum area requirement for an R-4 zone. The waiver application shall be processed in accordance with Sec. 9.100.030 (1) and (2):

(1) Waiver Application. Applications shall be made to the City Council on forms provided by the Planning Department, shall supply all required information, and shall be accompanied by the filing fee set forth in Chapter 3.65 for a Change of Zone application.

(2) Processing Waiver Application.

(a) Planning Commission's Recommendation. The Planning Commission shall review the waiver request and make a recommendation to the City Council.

(b) Approving Body. The City Council is the approving body for the 9-acre area waiver.

(c) Approval of Waiver. The approval of the waiver application shall become effective upon a determination by the Planning Director that the corresponding Change of Zone application is complete. The approval of the waiver application shall become null and void upon either of the following:

(i) The application becomes inactive, or is abandoned for a period of ninety (90) days; or

(ii) The proposed development project has changed substantially from the approved conceptual development project of the waiver application.

The waiver period shall terminate upon City Council action on the change of zone application."

Section 5. **Severability**. If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 6. **Effect of Ordinance**. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside adopted by reference by the City of Jurupa Valley in conflict with the terms of this Ordinance.

Section 7. **Certification**. The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

Section 8. **Effective Date**. This Ordinance shall take effect on the date provided in Government Code Section 36937.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Jurupa Valley on this 1st day of August, 2019.

Brian Berkson
Mayor

ATTEST:

Victoria Wasko, CMC
City Clerk

CERTIFICATION

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

I, Victoria Wasko, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2019-08 was regularly introduced at a regular meeting of the City Council held on the 18th day of July, 2019 and thereafter at a regular meeting held on the 1st day of August, 2019 it was duly passed and adopted by the following vote of the City Council:

AYES: **C. BARAJAS, L. BARAJAS, B. BERKSON, A. KELLY**

NOES: **NONE**

ABSENT: **M. GOODLAND**

ABSTAIN: **NONE**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 1st day of August, 2019

Deputy

Victoria Wasko, CMC
City Clerk

ATTACHMENT NO. 2

City Council Staff Report,
without Attachments (January 16, 2020)

City of Jurupa Valley

STAFF REPORT

DATE: JANUARY 16, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER
BY: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

SUBJECT: AGENDA ITEM NO. 14.A

MA19084 (PRE-APPLICATION 19032): INFORMATIONAL ITEM REGARDING A PROPOSED 26-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT THE SOUTHEAST CORNER OF MISSION BOULEVARD & AGATE STREET (APN'S: 171-101-072) (APPLICANT: RC HOBBS COMPANIES)

RECOMMENDATION

That the City Council receive a staff presentation to inform the City Council regarding the proposed project.

PROJECT DESCRIPTION

The Applicant ("Applicant" or "RC Hobbs Companies") submitted a request for a PAR (Preliminary Application Review) to receive an overview of potential issues and cost estimates for a conceptual plan to develop 26 detached single-family homes on two vacant parcels totaling 5.32 acres. Table 1 outlines the existing land use and zoning designations.

TABLE 1: PROJECT INFORMATION	
Project Area	5.32 acres
General Plan Land Use Designation	CR (Commercial Retail)
Specific Plan	Not within a Specific Plan Area
General Plan Policy Area(s)	Mission Boulevard Policy Area (Community Development Overlay), Equestrian Lifestyle Protection Overlay
Zoning	C-1/C-P (General Commercial)
Existing Land Use	Vacant land

LOCATION

The site is located south of Mission Boulevard and east of Agate Street. Surrounding land uses include residential and commercial uses to the north, vacant land to the east, and residential to the south and west. Exhibit 1 provides an aerial view of the project site. Attachment 2 provides the existing General Plan Land Use (GPLU) designations and zoning of the site and surrounding parcels.

EXHIBIT 1: LOCATION MAP

PROPOSAL

The applicant's conceptual plan proposes minimum lot-sizes of 6,000 square feet, project identification entry/exit points, and high-quality architecture with a complimentary streetscape (see Exhibits 2 & 3, Conceptual Site Plan and Conceptual Streetscape).

The conceptual plan, shown on Exhibit 2, depicts a main entrance into the residential development off of Mission Boulevard. The secondary entrance is off of Agate Street. The streetscape/elevation plan, shown on Exhibit 3, depicts mission and farmhouse style architecture with complimentary landscaping.

EXHIBIT 2: CONCEPTUAL SITE PLAN

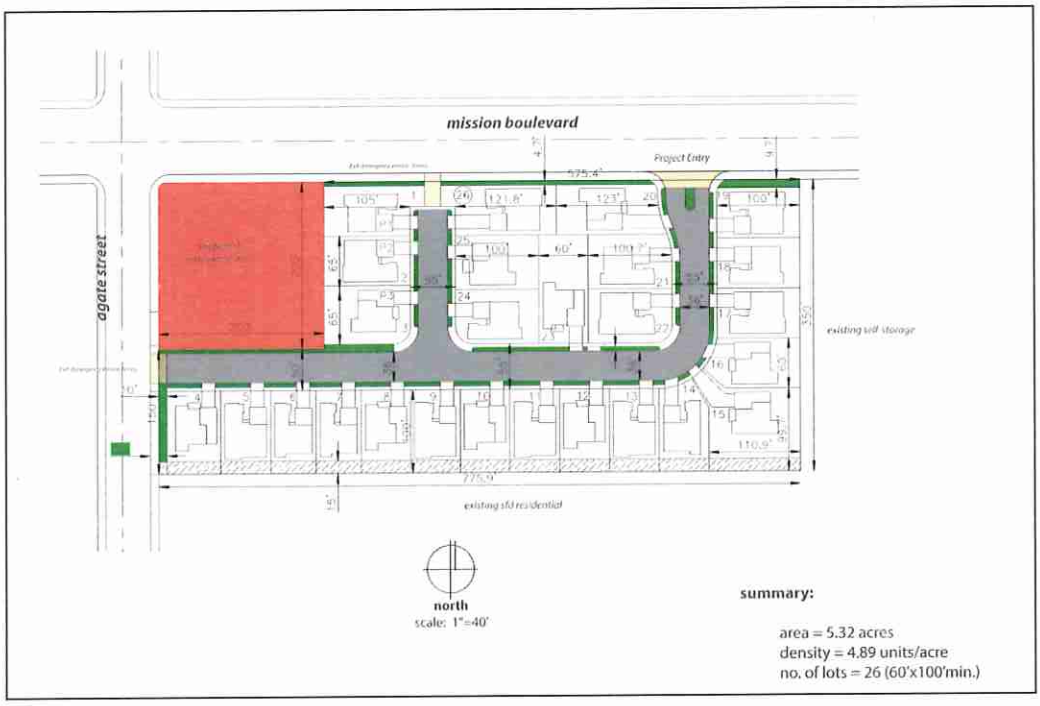


EXHIBIT 3: CONCEPTUAL STREETSCAPE/ELEVATION PLAN

REQUIRED ENTITLEMENTS

The site's current General Plan Land Use Designation is Commercial Retail (CR) and the zoning designation is C-1/C-P (General Commercial). The project will require both a Tentative Tract Map and a Change of Zone to accommodate the proposed residential land use.

BACKGROUND

The property's zoning must be changed from C-1/C-P to R-4 (Planned Residential), to reflect both the project's proposed average lot size and neighborhood design. A General Plan Amendment is not required because of the Mission Boulevard Community Development Overlay (CDO).

The General Plan Community Development Overlay is applied to properties designated Commercial Retail (CR) along both sides of Mission Boulevard between Bain Street and Jurupa Road, except for the Glen Avon Town Center parcels. The overlay provides property owners in the mid-block areas to have the choice of developing commercial or residential. In order to develop residential in these mid-block areas, the development parcel size must be at least 5 acres.

This overlay was adopted as a part of the City's economic development policy to attract retail and commercial land uses not currently represented in the community. The properties that are designated commercial along Mission Blvd. are primarily shallow depth, narrow properties which, if developed with commercial uses, would result in a proliferations of driveways close together along Mission Blvd. Further, these small parcels will only support local, neighborhood serving commercial. The City's population is not sufficient to support the excessive amount of such local serving commercial in this corridor. Thus, the overlay was intended to create an incentive to increase the mid-block residential within walking distance of the commercial nodes at street intersections, leading to a healthier climate to attract new commercial.

The Mission Boulevard Commercial Corridor provides the opportunity for the City Council to change the zoning of parcels of at least 5 acres to low- or medium-density residential for interior mid-block lots, or for other properties within this overlay area, consistent with the General Plan and without the need for a General Plan Amendment. This option intends to create the opportunity to generate an economic stimulus for existing and future retail along the corridor and encourage high quality infill development.

Table 1 – Proposed Changes to Zoning

Existing Zoning	Proposed Zoning	Existing General Plan
C-1/C-P (General Commercial)	R-4 (Planned Residential)	CR (Commercial Retail)

Based on the proposed lot sizes of 6,000 square feet, the R-4 zone is the most appropriate zone. Jurupa Valley Municipal Code Section 9.100.030 (Minimum Area for Zone) does not allow the R-4 zone to be applied to any area containing less than nine (9) acres; the project area is 5.32 acres. This application includes a waiver request to be considered by the City Council subsequent to Planning Commission review and recommendation. Approval of the waiver allows the City to process the applicant's application(s) for the project such as a Change of Zone and a subdivision map; it is not an approval of the project.

In addition to the waiver, one other condition of the R-4 zone is the requirement of a Development Plan. The Development Plan (document) includes design guidelines, plotting guidelines, landscape palette, and other standards for the subdivision. The Development Plan must be submitted with the R-4 Change of Zone application and Tentative Map.

Staff has also identified the following issues to be addressed during the entitlement process:

a. **Architecture.** High quality design including varying styles such as Craftsman, Victorian, California Bungalow, American Farmhouse and California Ranch, see City Residential Style sheet (Attachment 5). If possible, locate garages to the rear of properties so that garage faces do not dominate the streetscape.

b. **Landscaping.** Landscaping and irrigation must comply with the Water Efficient Landscape Design Requirements in the Zoning Ordinance, and also be drought tolerant. Parkways for the interior streets shall be landscaped and located adjacent to the curb, as conceptually shown on the plans. Parkways and streetscapes shall also be pedestrian friendly and promote neighbor interaction.

c. **Edges.** Carefully design the edges of the project to provide connectivity and compatibility with adjoining land uses.

d. **Concrete Swale and Wall along the South Property Line.** Consideration of improvements to this existing condition along the southern property line. Staff needs more information regarding the existing concrete swale (and easement information if applicable) in order to evaluate and consider solutions. A wall may be required along the north side of the concrete swale, and an arrangement to replace the common wall.

Generally, based on previous reviews of other residential projects, the project should contain substantial features of a "traditional" neighborhood. Aesthetics are of particular concern and must be mitigated with quality construction and an emphasis on architectural detail and verdant landscaping.

FINANCIAL IMPACT

Staff time to process this request is covered by the Applicant's application deposit. Additional costs to the City will also be covered by the future entitlements to be submitted.

Prepared by:

Thomas G. Merrell, AICP
Planning Director

Submitted by:

Rod B. Butler
City Manager

Reviewed by:

Connie Cardenas
Interim Administrative Services Director

Reviewed by:

Peter M. Thorson
City Attorney

Attachments:

1. Existing Land Use and Zoning Maps
2. Conceptual Site, Streetscape, and Elevation Plans

ATTACHMENT NO. 3

City Council Meeting Minutes (January 16, 2020)

Further discussion followed.

George Wentz, Deputy City Manager, responded to Council's questions and provided additional information.

Brendan Kearns, Assistant City Attorney clarified how the project was structured under the development agreement.

Further discussion followed.

A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to continue this item to the February 6, 2020 meeting.

Ayes:	**C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly**
Noes:	**None**
Absent:	**None**

13. PUBLIC HEARINGS

14. COUNCIL BUSINESS

A. INFORMATIONAL ITEM REGARDING MA19084 PAR1903 - 26-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROPOSED AT THE SOUTHEAST CORNER OF MISSION BOULEVARD & AGATE STREET (APN'S: 171-101-072) (APPLICANT: RC HOBBS COMPANIES)

Thomas Merrell, Planning Director, presented the staff report. He provided an overview of the project, pointing out particular aspects of the project. Mr. Merrell reported that the approval process will ultimately require two separate actions from the City Council. One of those actions requires a re-zone request for a parcel that is less than nine acres. He noted that last year, the Council amended the Municipal Code to require that the City Council be the only body that could waive less than nine acres for an R-4 zone. Mr. Merrell outlined the existing zoning and the size of the parcels.

Chris Mallec, Assistant Planner, provided a PowerPoint presentation highlighting the features of the Hobbs development.

Roger Hobbs, (applicant) spoke in support of the project and described the site of the project and the difficulties in attracting retail uses. He offered to answer questions.

Council Member Chris Barajas suggested that the developer could contribute a traffic signal light at Mission Boulevard and Agate Street as a fair share contribution for allowing higher density.

Council Member Brian Berskon suggested that the developer consider a modification to the site plan to include single-story homes and address the future auto parts store and the wall height for the homes that would back up to the auto parts store.

Further discussion followed regarding the density of the project and future improvements to the neighborhood.

There was no further action taken.

15. CITY ATTORNEY'S REPORT

Brendan Kearns, Assistant City Attorney had no report.

16. COUNCIL MEMBER REPORTS AND COMMENTS

Council Member Chris Barajas discussed the formation of a Homeless Task Force, stating that he looks forward to moving forward on this issue. He requested that City staff revise the Municipal Code to look at the current canine license renewal process to permit a reduction of dog licensing fees to match the expiration date of the vaccination.

Mayor Kelly thanked everyone for their attendance this evening.

17. CONVENE TO CLOSED SESSION

A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS

There were no public comments regarding the closed session items.

B. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION. The City Council met in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(1) with respect to one matter of pending litigation: *Application of Southern California Edison Company (U-238-E) for a Certificate of Public Convenience and Necessity to Construct the Riverside Transmission Reliability Project*, California Public Utilities Commission Case No. A.15-04-013.

C. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION. The City Council met in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(4) with respect to one matter of potential litigation. A point has been reached where, in the opinion of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation involving the City. Based on existing facts and circumstances, the City Council will decide whether to initiate litigation.

ATTACHMENT NO. 4

Proposed TTM/Plotting Plan

TENTATIVE TRACT MAP NO. 37893

LEGAL DESCRIPTION:

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

PARCELS 2 AND 3 OF PARCEL MAP 21212, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 153, PAGES 34 & 35, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN'S: 171-101-072-3 & 171-101-073-7

GENERAL PLAN/ZONING/LANDUSE

EXISTING GENERAL PLAN DESIGNATION:
PROPOSED GENERAL PLAN DESIGNATION:

EXISTING ZONING: Commercial
PROPOSED ZONING: R-4
EXISTING LANDUSE: Vacant
PROPOSED LANDUSE: DETACHED SFR

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 5.31± ACRES
TOPOGRAPHY SOURCE: Aerial Topographic Mapping
NUMBER OF RESIDENTIAL LOTS: 25
MINIMUM LOT AREA: 6,000 S.F.
MINIMUM LOT DEPTH: 100'
MINIMUM LOT WIDTH: 60'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 4.71 DU/ACRE

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
(XX)	EXIST. LAND USAGE
X	EXIST. ZONING

DEVELOPER

RC HOBBS COMPANIES, INC.
1428 E. CHAPMAN AVENUE
ORANGE, CA 92866
ATTN: ROGER HOBBS
714-633-8100

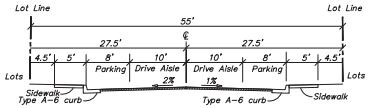
OWNERS

PARCEL 2 OF PM 21212:
STREAMSIDE INVESTMENTS, L.P.

PARCEL 3 OF PM 21212
MISSION BLVD. STORAGE, LLC A CALIFORNIA LIMITED LIABLITY COMPANY

UTILITY PURVEYORS

WATER:	JURUPA COMMUNITY SERVICES DISTRICT
SEWER:	JURUPA COMMUNITY SERVICES DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	AT&T
SCHOOL:	JURUPA VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM



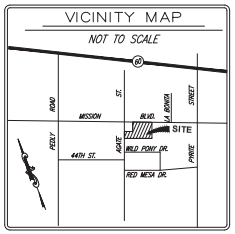
TYPICAL SECTION
STREETS "A" "B" & "C"
N.T.S.

LOT TABLE

Lot Number	Width (ft)	Depth (ft)	Area (sf)
1	70	100	6,997
2	60	100	6,000
3	60	100	6,002
4	60	100	6,397
5	99.7	130	12,716
6	65	100	6,485
7	60	100	6,000
8	60	100	6,000
9	60	100	6,000
10	60	100	6,000
11	60	100	6,000
12	60	100	6,000
13	60	100	6,000
14	60	100	6,000
15	60	100	6,000
16	65	105	6,742
17	65	105	6,301
18	69.9	105	8,307
19	69.9	120	9,400
20	60	100	6,000
21	65	100	6,414
22	60	125	7,500
23	65	100	6,468
24	60	100	6,013
25	69.9	116	8,861
subtotal Residential Lot Area			170,603

Lettered Lots

Lot Number	Width (ft)	Depth (ft)	Area (sf)
A	50	100	5,000



VICIINITY MAP

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS No. 39405 Exp. 12-31-21 CIVIL STATE OF CALIFORNIA

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

Date Robert M. Beers R.C.E. 39405 Expires 12-31-21

FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Companies
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

TTM 37893
Site Plan
City of Jurupa Valley
CALIFORNIA

DATE June 1, 2020
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1

RETURN TO AGENDA

STAFF REPORT

DATE: **AUGUST 12, 2020**

TO: **CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **THOMAS G. MERRELL, AICP, PLANNING DIRECTOR**

BY: **CHRIS MALLEC, ASSOCIATE PLANNER**

SUBJECT: **AGENDA ITEM NO. 7.2**

REVIEW OF PROPOSED PLANS FOR TTM36823 (107-LOT SINGLE-FAMILY SUBDIVISION) TO COMPLY WITH CERTAIN CONDITION OF APPROVAL FOR THE PARADISE KNOLLS RESIDENTIAL COMMUNITY (MA14115) LOCATED ALONG LIMONITE AVENUE AND DOWNEY STREET

LOCATION: LOCATED ON THE SOUTH SIDE OF LIMONITE AVENUE, WESTERLY OF DOWNEY STREET AND NORTHERLY OF THE SANTA ANA RIVER, JURUPA VALLEY, CA

APPLICANT: RICHMOND AMERICAN HOMES

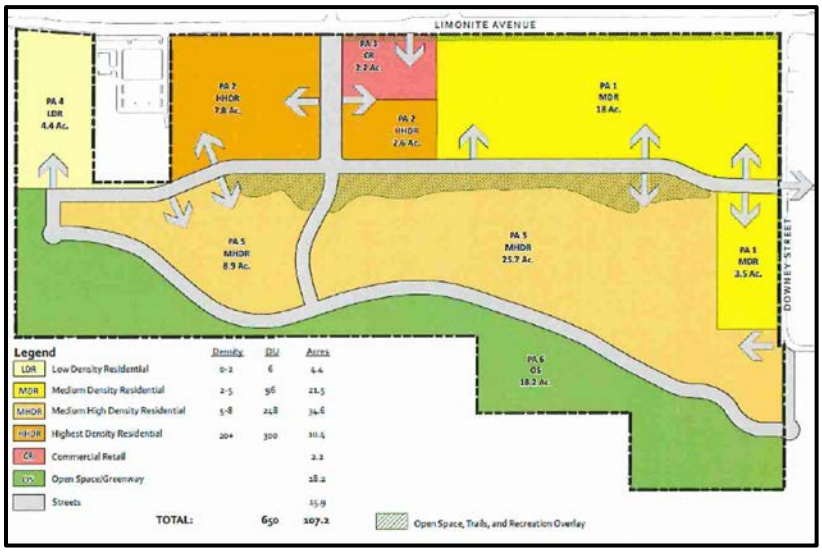
RECOMMENDATION

Review the proposed landscaping plan, architecture, building footprints, internal streetscape design, trails, sidewalks, lighting, fencing, walls and other project features as required by Condition No. 15b adopted for the Paradise Knolls Specific Plan.

BACKGROUND

Paradise Knolls Specific Plan Approval. In May 2016, the City Council approved MA14115 Paradise Knolls Specific Plan project located at the former Paradise Knolls Golf Club at 9330 Limonite Avenue. Exhibit A presents the approved land use map.

EXHIBIT A. APPROVED SPECIFIC PLAN LAND USE MAP



The Specific Plan allows for the construction of 650 residential dwellings, 2.2 acres of commercially zoned land, and 18.2 acres of open space/greenways. In addition, Paradise Knolls will include equestrian amenities with over 7,000 lineal feet of trails, a boarding stable and an extensive network of walkways and bike paths. The Specific Plan includes 5 different residential neighborhoods that will be created through the recordation of subdivision maps. Each neighborhood will contain varied housing types and densities.

Planning Area 1. Tract Map 36823 is the first of the 5 neighborhoods (Planning Area 1; see Exhibits B and C for location) to be subdivided and built. It is a 107 single-family lot subdivision. The lots range in size between 6,000 square-feet and 10,658 square feet. Planning Area 1 must be designed in conformance with the approved Neighborhood Development Plan. Richmond American Homes had recently purchased the property for construction and have submitted for permits to being the process. The Specific Plan approval including Condition No. 15b which requires the Planning Commission to approve

In accordance with the following Condition No. 15b, Richmond American Homes have submitted the attached plans, architecture, walls and fence, internal landscape plans, building footprints, for Planning Commission's approval:

> ***15b. SUBSEQUENT REVIEW FOR TTM 36823****. Prior to final recordation of TTM 36823, the developer shall submit the following for review and approval by the Planning Commission: landscaping plan, architecture, building footprints, streetscape design, trails, sidewalks, lighting, fencing, walls, and other project features as required by the specific plan.*

Staff analysis is in the next section of the staff report.

Right-of-Way Improvement Approval. On May 13, 2020, the Planning Commission reviewed the Right-of-Way improvement plans near the subject area, for Limonite Avenue and Downey Street, and found them consistent with the adopted Specific Plan. Exhibit C presents the project location.

EXHIBIT B. ENLARGEMENT OF PLANNING AREA 1

107 SINGLE-FAMILY LOT SUBDIVISION

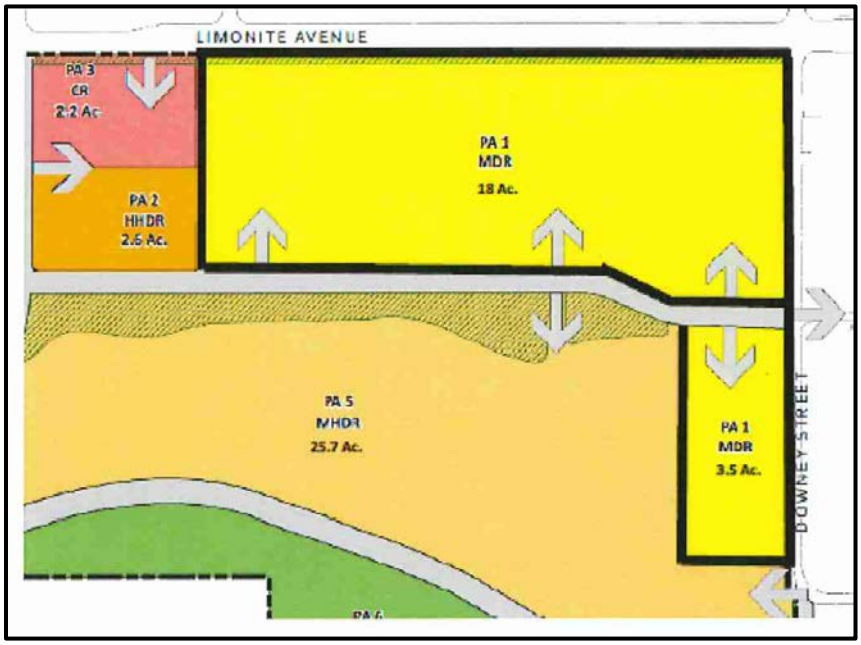


EXHIBIT C. PROJECT LOCATION

ANALYSIS

Architectural Style & Floor Plans

The entire subdivision will be constructed with single-story homes. The average size of the proposed homes are roughly 2,400 square feet. The range is between 2,200 square feet to approximately 2,600 square feet.

The applicant proposes three (3) different architectural styles: California Ranch ("Delaney"), Traditional ("Oxford"), and Craftsman ("Paige"); see Figure One for the architectural styles and Attachment 1 for the full set of architectural plans. The proposed elevations both meets the intent of the adopted Neighborhood Development Plan and Specific Plan, as each incorporate specific architectural element, reflective of their own distinct, architectural style. Staff supports the approval of these architectural elevations with a condition that the stone veneer siding must be constructed on the entire front elevation. As presented in Figure One, the siding for the Farmhouse is provided for the entire front elevation. On the other hand, the siding for the Craftsman elevation is only provided for the left half of the house. The siding is missing on the sides of the front door and garage door.

FIGURE ONE. PROPOSED ARCHITECTURAL ELEVATIONS

Plotting (Building Footprint) Plan

In addition to each home having a distinct architectural style, the plotting of each home on their respective lot will create a more interesting streetscape though the variation of front yard setbacks to both the home and garage. Each lot is compliant with the required setbacks in the adopted Neighborhood Development Plan. Table One presents the adopted setbacks for this subdivision. The proposed Plotting Plan is included as Attachment 2.

TABLE 1 – ADOPTED NEIGHORHOOD DEVELOPMENT PLAN SETBACKS FOR SINGLE-FAMILY DETACHED RESIDENCES	
Front Yard – To Main Structure	15 feet
Minimum Corner Side Yard	10 feet
Minimum Interior Side Yard	5 feet
Minimum Rear Yard	15 feet
Garage	Garage door 20' minimum from the back of the sidewalk
Side-In Garage	10 feet
Distance Between Adjacent Structures	10 feet

In-tract Landscape Plans

The proposed landscape plan, Attachment 3, creates a beautiful streetscape by incorporating a diverse plant palette for Planning Area 1. This includes shade canopy street trees, mid-level shrubs, and groundcover serving as a transition from the street to each single-family lot; see Figures Two (Proposed Front Yard Landscaping and Street Trees) and Three (Proposed Landscape Plan). Proposed trees in the rights-of-way and front yards include Bloodgood London Plan Tree, California Sycamore Tree, Valley Oak, Madrone, Santa Cruz Iron Wood, Modell Pine, Brisbane Box.

All of the proposed plant types are consistent with the approved plant palette of the adopted Specific Plan. The general landscape design will provide a visual amenity to the overall project and surrounding community.

FIGURE TWO. PROPOSED FRONT YARD LANDSCAPING AND STREET TREES

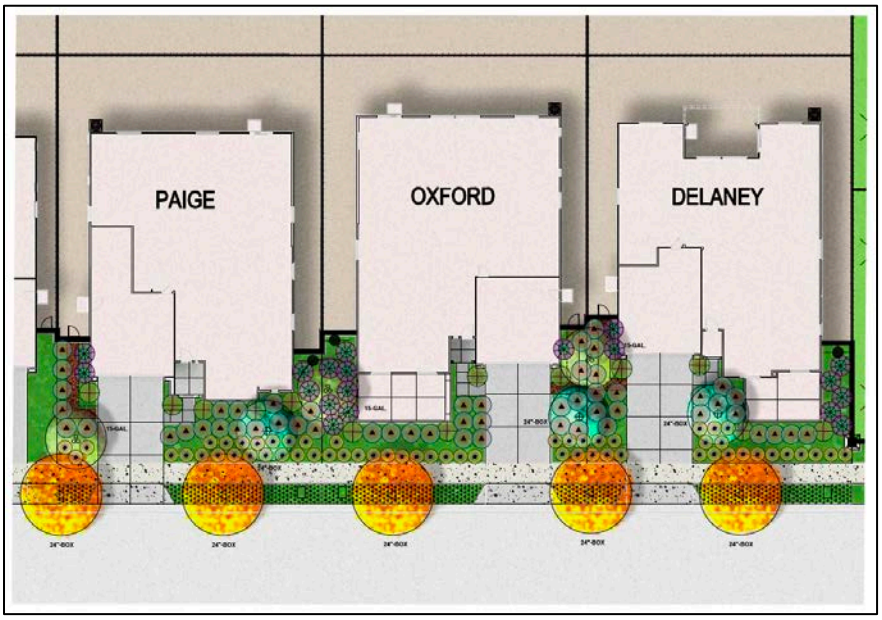


FIGURE THREE. PROPOSED LANDSCAPE PLAN (SNAPSHOT)

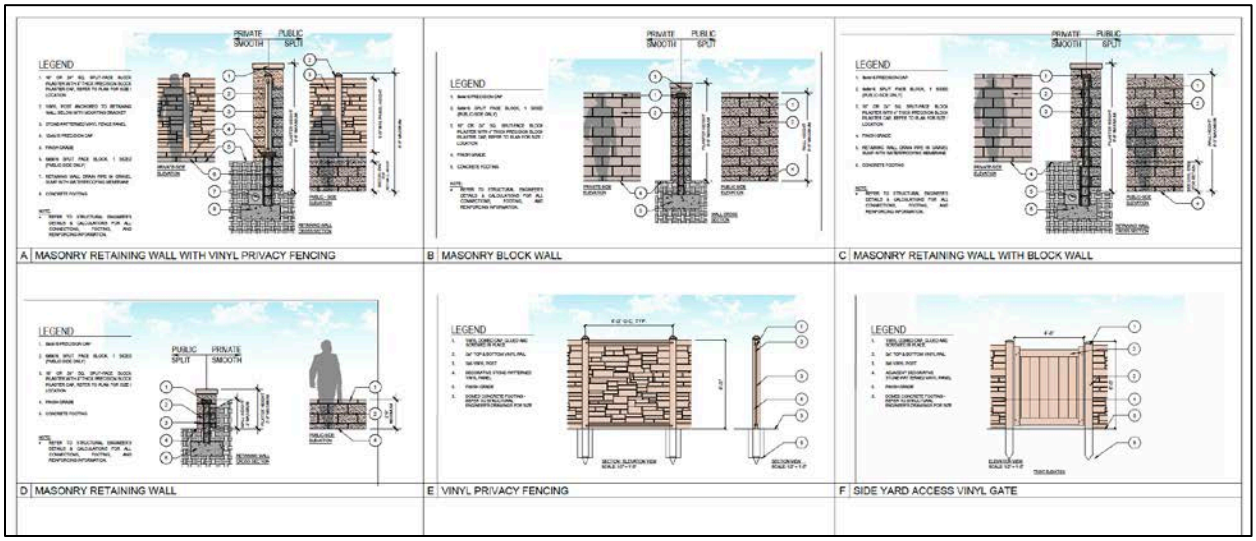
Walls/Fences

Six (6) foot high decorative community block wall is proposed to surround the neighborhood's perimeter. All public-facing walls on the interior and corner lots have been designed to incorporate the same decorative block walls with decorative gates.

For interior lot lines that are hidden from public view, the applicant proposes 6-foot-high vinyl fence with a design scheme similar to a faux stone veneer. Figure Four shows the details and cross-sections for each type of wall and fence. It is also included on the last page of Attachment 3. Due to grade separations in certain areas of this tract, the applicant proposes to construct a combination of retaining and freestanding walls. These walls cannot exceed 6 feet in height in accordance with the adopted Specific Plan and Neighborhood Development Plan. The design of

all walls and fences within this neighborhood, in addition to the landscape will provide a visual amenity to the overall project and surrounding community.

FIGURE FOUR. PROPOSED WALL & FENCE CROSS-SECTIONS



CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Staff has determined that the project qualifies for the "Common Sense" Exemption per California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3).

CONCLUSION

Staff has determined that the proposed architectural elevations, on-site landscaping, walls and fences, and plotting plan are in conformance with the conditions of approval (MA14115), along with the adopted Specific Plan and Neighborhood Development Plan.

Prepared by:

Chris Mallec
Associate Planner

Submitted by:

Thomas G. Merrell, AICP
Planning Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

Attachments:

1. Architectural Plans
2. Plotting (Building Footprint) Plan
3. Internal Landscape Plans with Walls and Fence

ATTACHMENT 1

Architectural Plans

PARADISE KNOLLS

JURUPA VALLEY, CALIFORNIA

RICHMOND AMERICAN HOMES
391 N. Main Street, Suite 205
Corona, California 92879
Tel: 951.386.4113

SDK ATELIER
SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKatelier.com

PARADISE KNOLLS
JURUPA VALLEY, CALIFORNIA
JOB # : 109-20111
DATE: AUGUST 6th, 2020

- COVER PAGE -

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A0 STREET SCENE

DELANY S22D

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A3 FLOOR PLAN OPTIONS
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PAIGE S24P

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OXFORD S76O

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A49 'B' ELEVATION OPTIONAL 3-CAR GARAGE
A50 'B' ELEVATION OPTIONAL COVERED PATIO
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A52 'C' ELEVATION OPTIONAL 3-CAR GARAGE
A53 'C' ELEVATION OPTIONAL COVERED PATIO
A54 'C' ELEVATION OPTIONAL EXT. COVERED PATIO

COLOR & MATERIALS BOARDS

'A' ELEVATION COLORS & MATERIAL BOARD
'B' ELEVATION COLORS & MATERIAL BOARD
'C' ELEVATION COLORS & MATERIAL BOARD

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PARADISE KNOLLS
JURUPA VALLEY, CALIFORNIA
JOB # : 109-20111
DATE: AUGUST 6th, 2020

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C1

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DELANEY

A ELEVATION
CALI RANCH

OXFORD

B ELEVATION
FARMHOUSE

PAIGE

C ELEVATION
CRAFTSMAN

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PARADISE KNOLLS

JURUPA VALLEY, CALIFORNIA

JOB # : 109-20111

DATE: AUGUST 6th, 2020

- STREET SCENE -

A0

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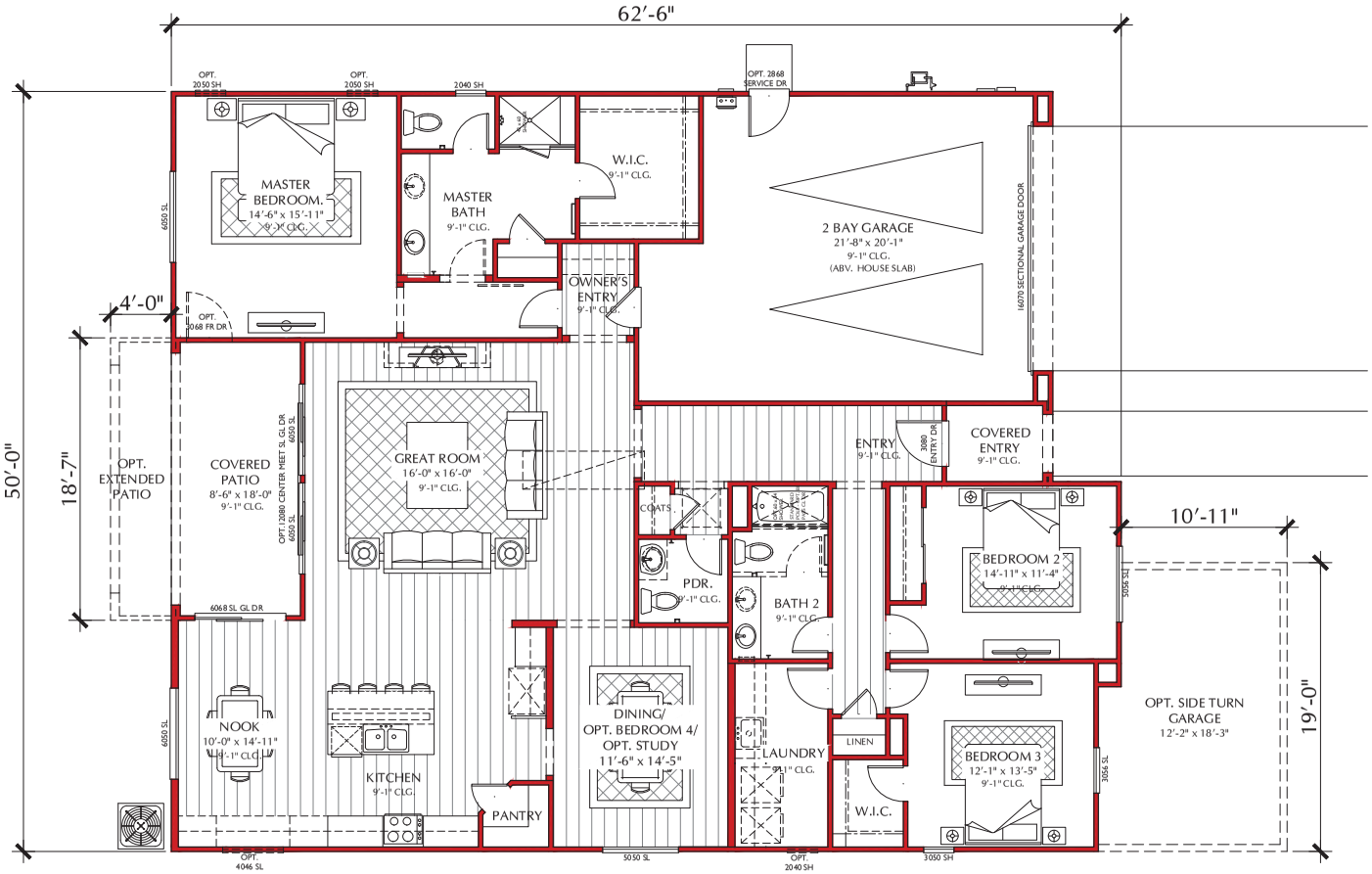

DELANEY S22D
3 BEDROOMS / 2.5 BATHS /
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	2,289 S.F.
TOTAL	2,289 S.F.
COVERED ENTRY	35 S.F.
COVERED PATIO	153 S.F.
GARAGE (2 CAR)	494 S.F.

FLOOR PLAN REFLECTS 'A' ELEVATION

GROUND LEVEL

SCALE: $\frac{1}{4}$" = 1'-0"

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- DELANEY S22D - FLOOR PLAN

A1

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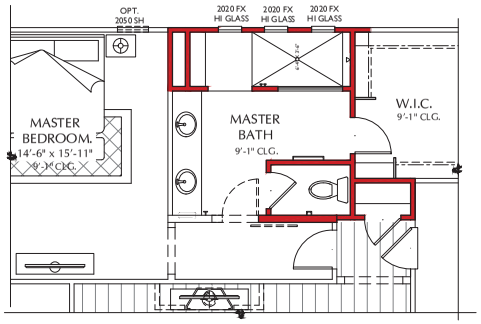
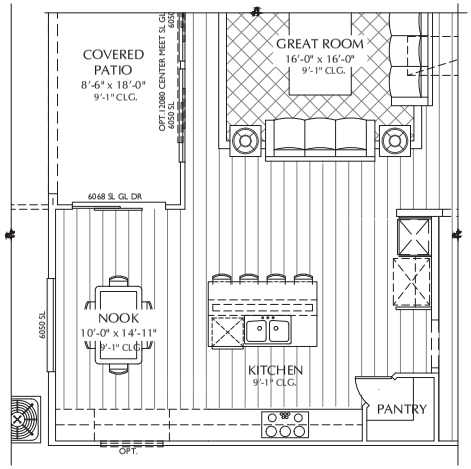


OPT. WALK - IN SHOWER PLAN S22D

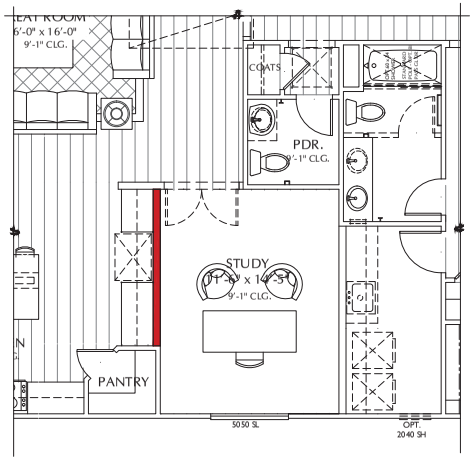
SCALE: 1/4" = 1'-0"



OPT. GOURMET KITCHEN PLAN S22D

WITH COOKTOP AND DOUBLE OVEN

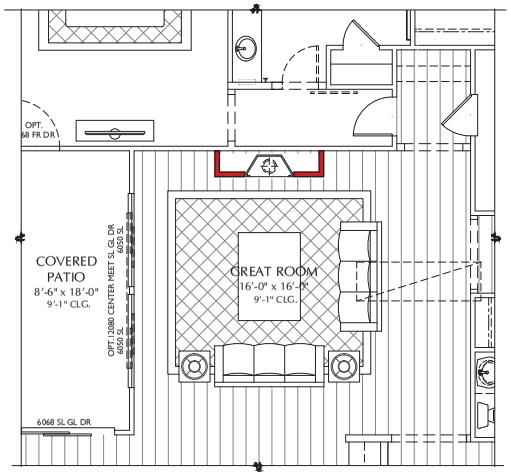
SCALE: 1/4" = 1'-0"



OPT. STUDY PLAN S22D

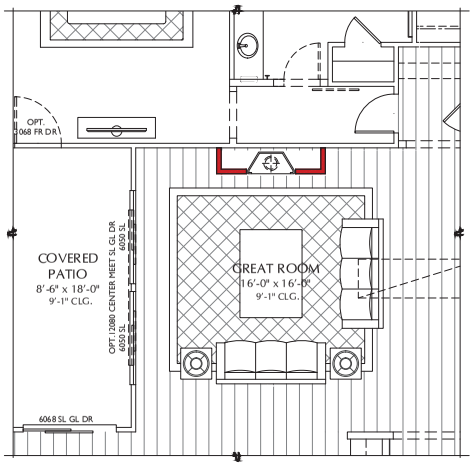
IN LIEU OF DINING

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



OPT. TRADITIONAL FIREPLACE PLAN S22D

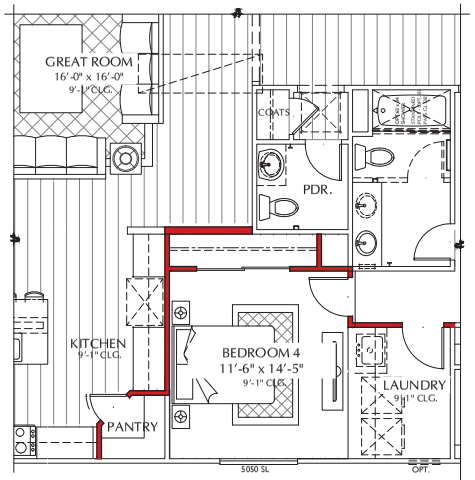
SCALE: 1/4" = 1'-0"



OPT. CONTEMPORARY FIREPLACE PLAN S22D

AT GREAT ROOM

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



OPT. BEDROOM 4 PLAN S22D

IN LIEU OF DINING

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

SCALE: $\frac{1}{4}$" = 1'-0"

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- DELANEY S22D - FLOOR PLAN OPTIONS

A2

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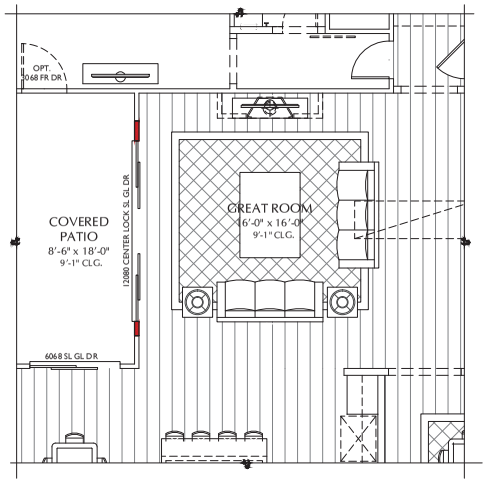
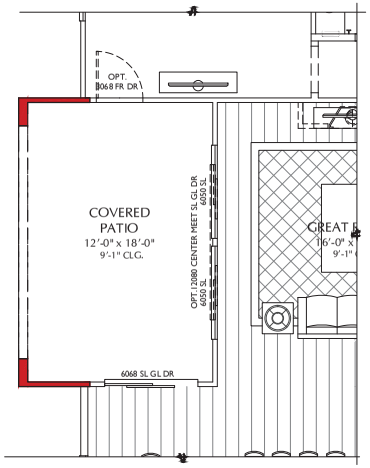


OPT. 12080 CENTER LOCK DOOR PLAN S22D

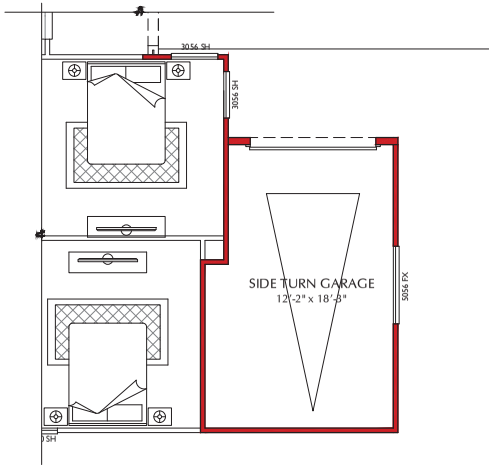
AT GREAT ROOM

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



OPT. EXTENDED PATIO PLAN S22D

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



OPT. SIDE TURN GARAGE PLAN S22D

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

SCALE: $\frac{1}{4}$" = 1'-0"

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DATE: AUGUST 6th, 2020

- DELANEY S22D - FLOOR PLAN OPTIONS

A3

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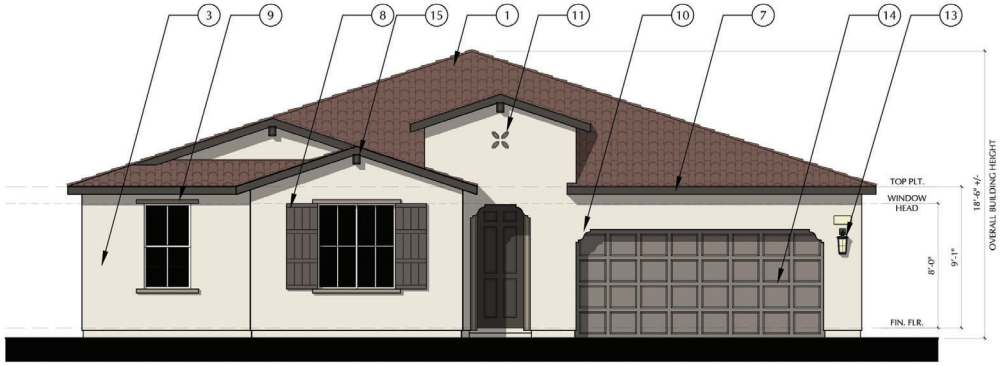


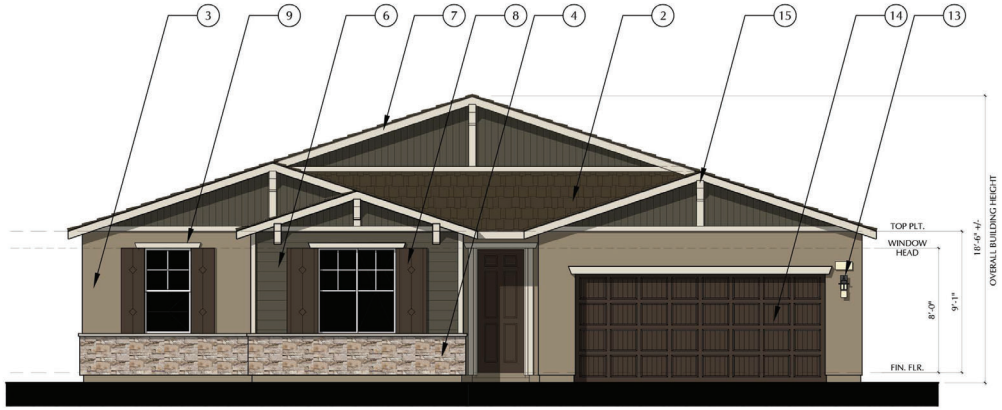
FRONT ELEVATION — DELANEY - S22D - A

CALI RANCH

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

MATERIAL CALLOUTS

1 - CONCRETE 'S' ROOF TILE
2 - CONCRETE FLAT ROOF TILE
3 - STUCCO
4 - STONE
5 - BRICK
6 - CEMENTITIOUS SIDING
7 - WOOD FASCIA/BARGE
8 - FOAM SHUTTER
9 - FOAM TRIM
10 - FOAM CORBEL
11 - FOAM DECORATIVE DETAIL
12 - BOARD AND BATTEN
13 - EXTERIOR LIGHT
14 - ROLL UP GARAGE DOOR
15 - WOODEN OUTLOOKERS

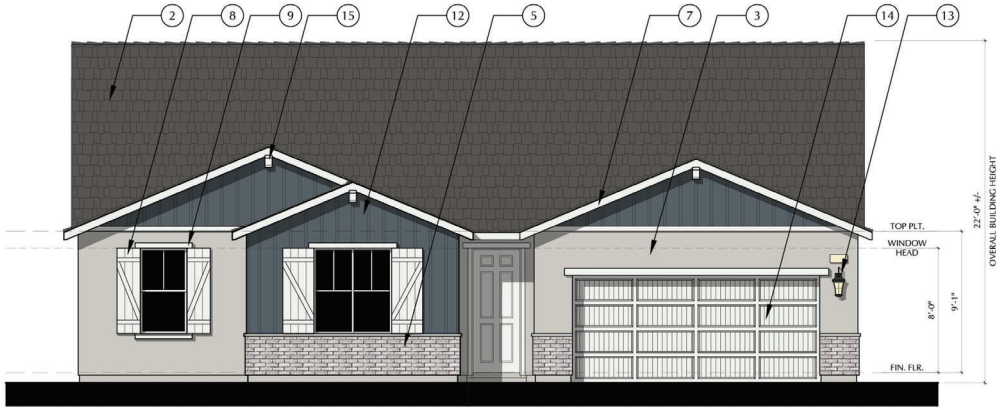


FRONT ELEVATION — DELANEY - S22D - C

CRAFTSMAN

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

SCALE: $\frac{1}{4}$" = 1'-0"



FRONT ELEVATION — DELANEY - S22D - B

FARMHOUSE

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

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- DELANEY S22D - FRONT ELEVATIONS

A4

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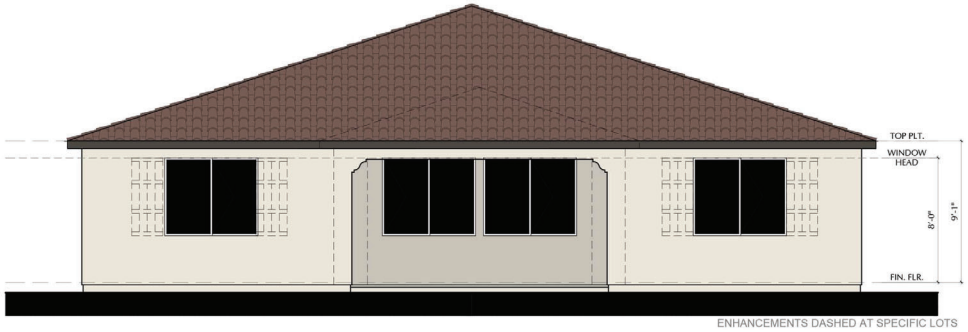
FRONT ELEVATION — DELANEY - S22D - A

CALI RANCH

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



REAR ELEVATION — DELANEY - S22D - A

CALI RANCH

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

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- DELANEY S22D - ELEVATION A FRONT AND REAR

A5

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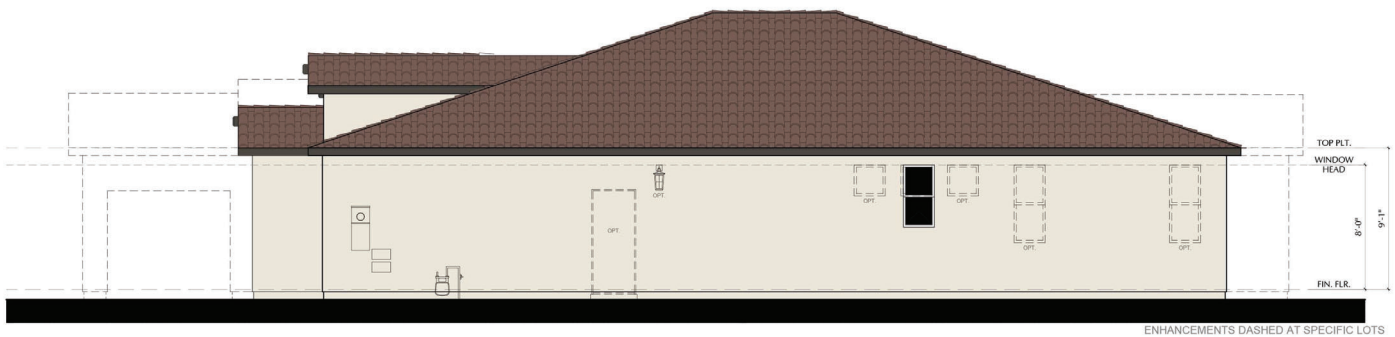
LEFT ELEVATION

CALI RANCH

DELANEY - S22D - A

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



RIGHT ELEVATION

CALI RANCH

DELANEY - S22D - A

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

SCALE: $\frac{1}{4}$" = 1'-0"

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- DELANEY S22D - ELEVATION A SIDES

A6

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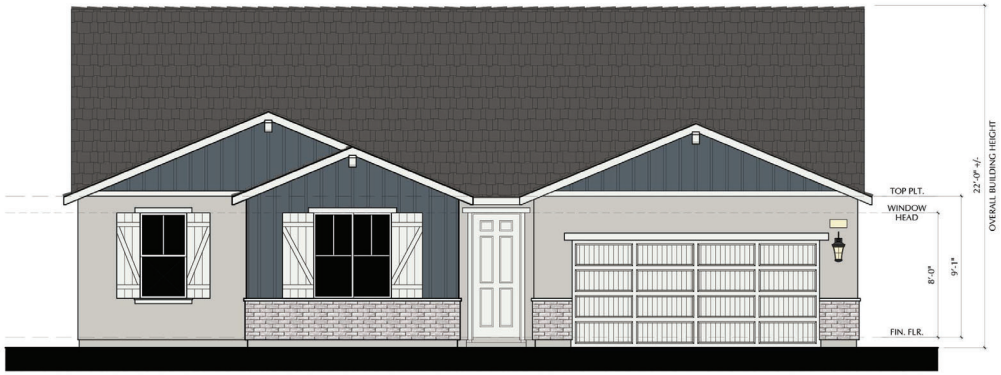
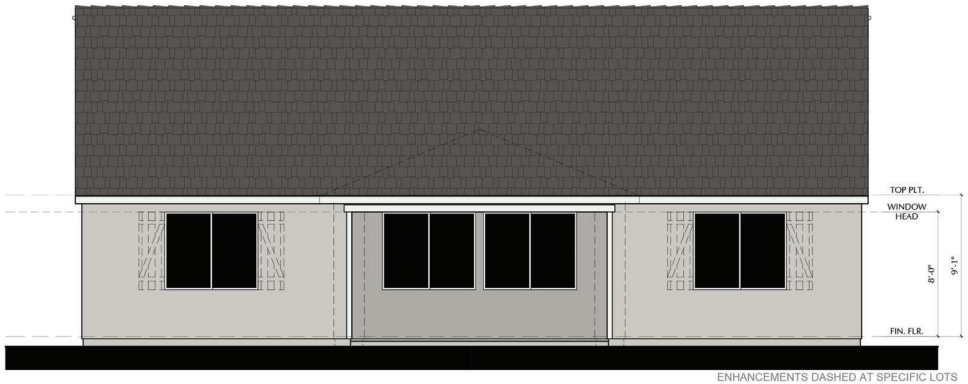


FRONT ELEVATION — DELANEY - S22D - B

FARMHOUSE

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



REAR ELEVATION — DELANEY - S22D - B

FARMHOUSE

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

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- DELANEY S22D - ELEVATION B FRONT AND REAR

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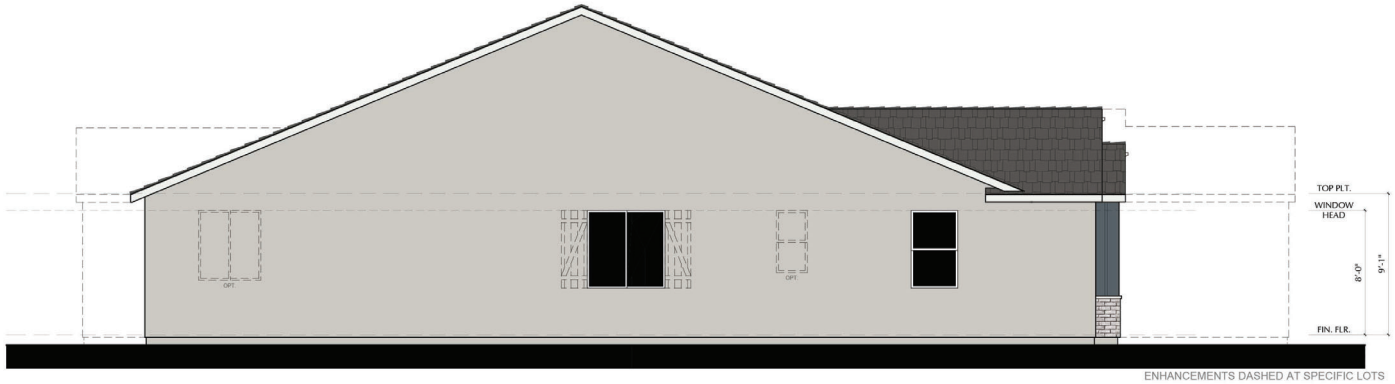


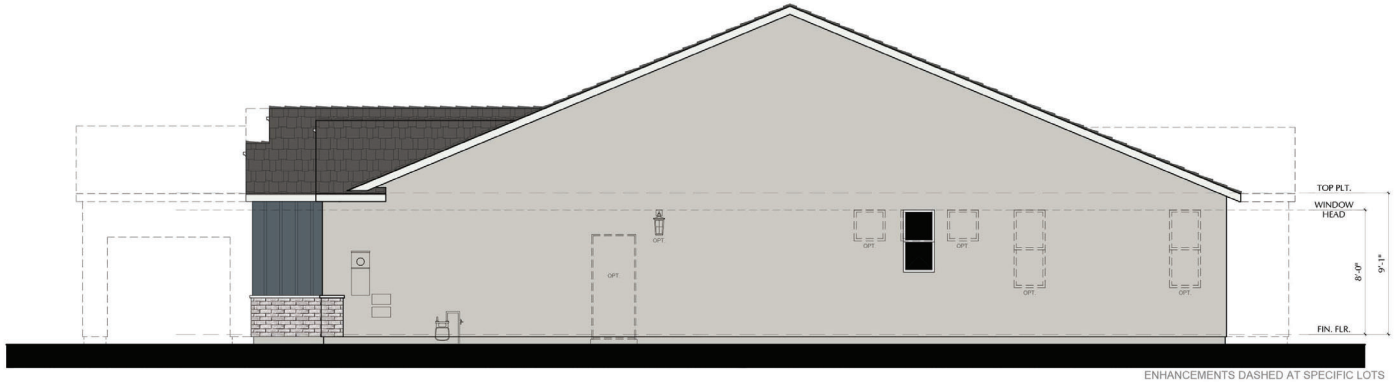
ENHANCEMENTS DASHED AT SPECIFIC LOTS

LEFT ELEVATION

FARMHOUSE

DELANEY - S22D - B

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

RIGHT ELEVATION

FARMHOUSE

DELANEY - S22D - B

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

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- DELANEY S22D - ELEVATION B SIDES

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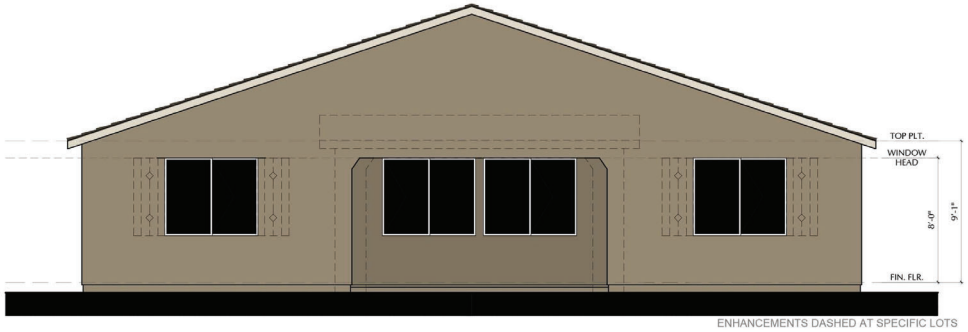
FRONT ELEVATION — DELANEY - S22D - C

CRAFTSMAN

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



REAR ELEVATION — DELANEY - S22D - C

CRAFTSMAN

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

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- DELANEY S22D - ELEVATION C FRONT AND REAR

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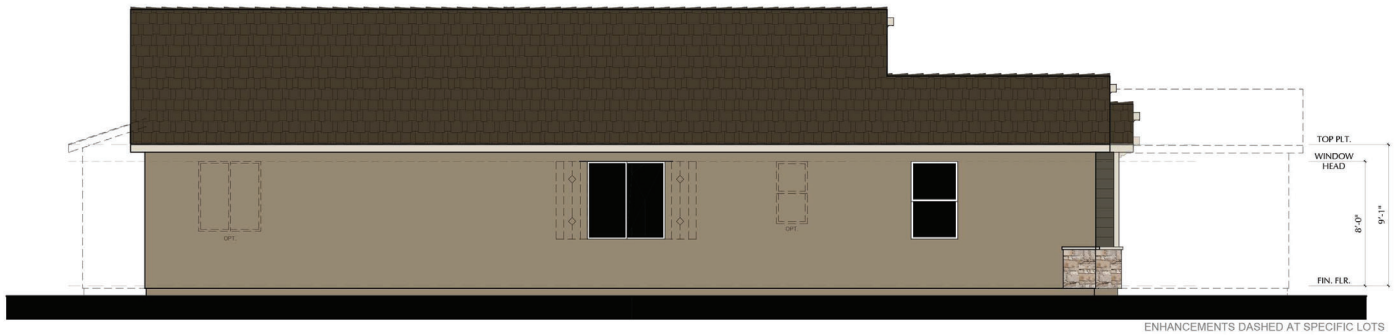


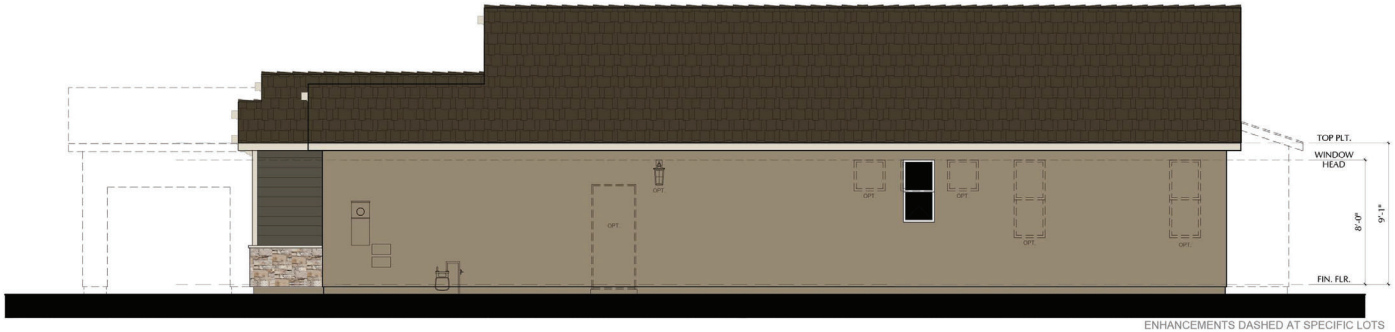
ENHANCEMENTS DASHED AT SPECIFIC LOTS

LEFT ELEVATION

CRAFTSMAN

DELANEY - S22D - C

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

RIGHT ELEVATION

CRAFTSMAN

DELANEY - S22D - C

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

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- DELANEY S22D - ELEVATION C SIDES

A10

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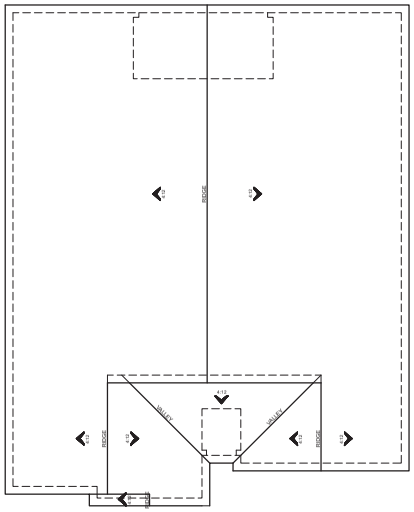
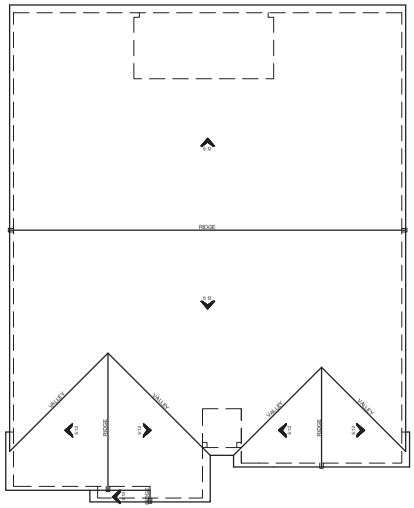


ROOF PLAN C

CRAFTSMAN

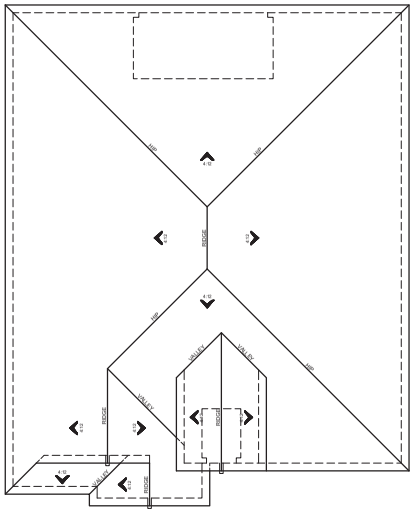
SCALE: 1/8"=1'-0"



ROOF PLAN B

FARMHOUSE

SCALE: 1/8"=1'-0"



ROOF PLAN A

CALI RANCH

SCALE: 1/8"=1'-0"

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- DELANEY S22D - ROOF PLANS

A11

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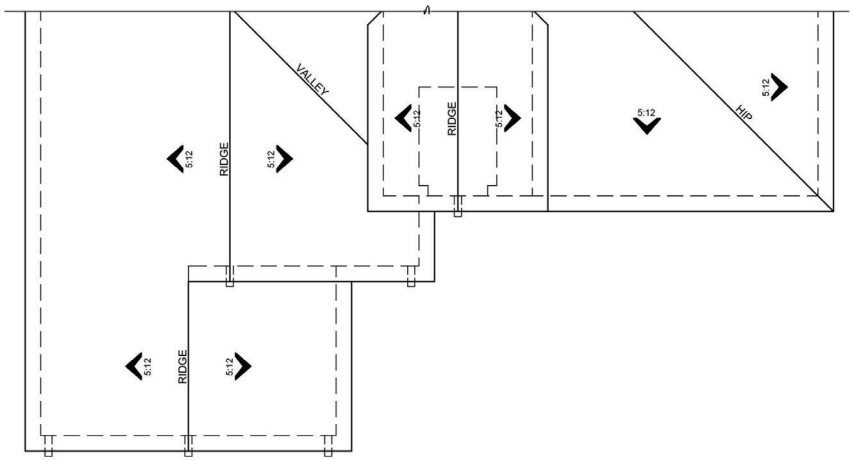

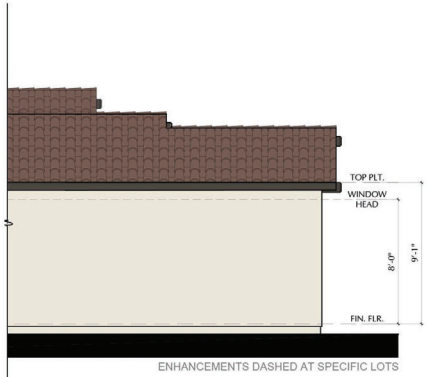

ENHANCEMENTS DASHED AT SPECIFIC LOTS

DELANEY - S22D - A

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

FRONT ELEVATION

CALI RANCH

DELANEY - S22D - A

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

RIGHT ELEVATION

CALI RANCH

SCALE: $\frac{1}{4}$" = 1'-0"

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- DELANEY S22D - ELEVATION A 3-CAR GARAGE OPTION

A12

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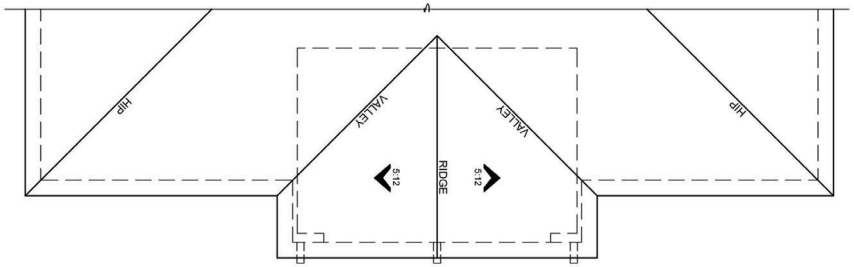
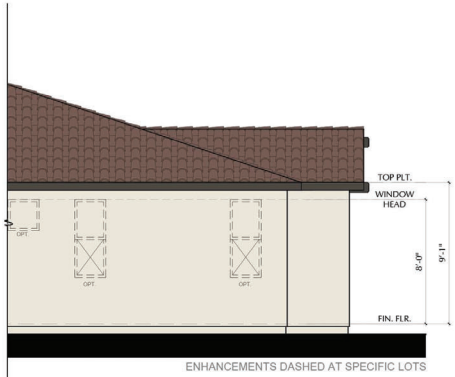
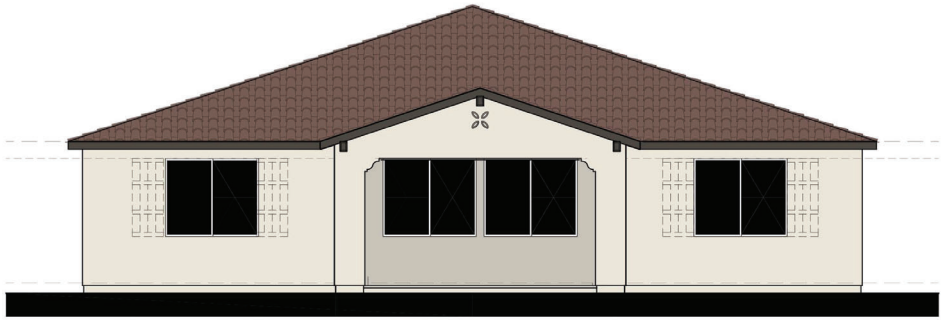




ENHANCEMENTS DASHED AT SPECIFIC LOTS

DELANEY - S22D - A

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

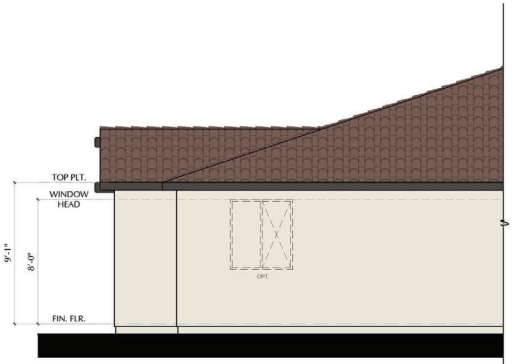


REAR ELEVATION

CALI RANCH

DELANEY - S22D - A

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



LEFT ELEVATION

CALI RANCH

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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PARADISE KNOLLS

JURUPA VALLEY, CALIFORNIA

JOB # : 109-20111

DATE: AUGUST 6th, 2020

- DELANEY S22D - ELEVATION A EXTENDED PATIO OPT.

A13

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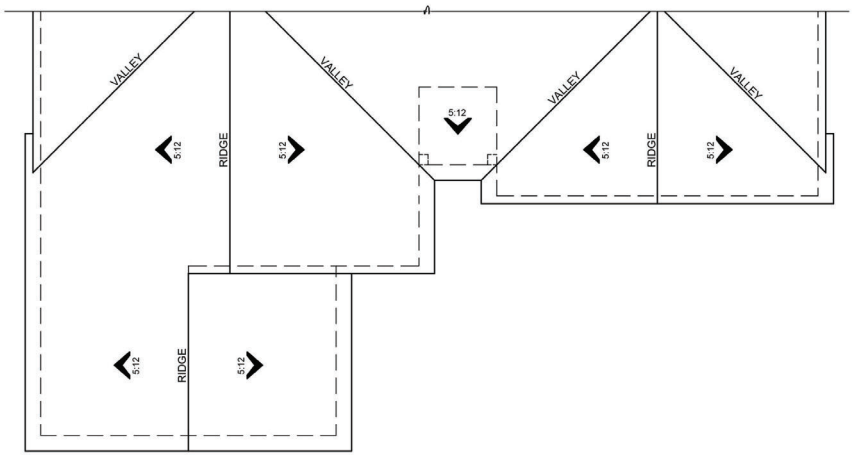

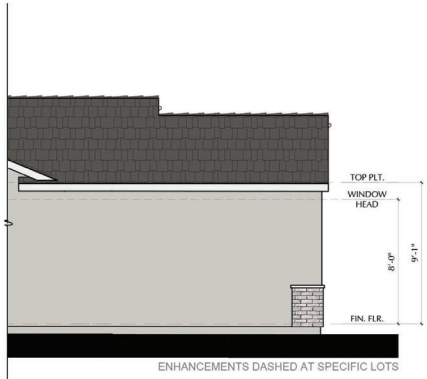

ENHANCEMENTS DASHED AT SPECIFIC LOTS

DELANEY - S22D - B

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

FRONT ELEVATION

FARMHOUSE

DELANEY - S22D - B

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

RIGHT ELEVATION

FARMHOUSE

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- DELANEY S22D - ELEVATION B 3-CAR GARAGE OPTION

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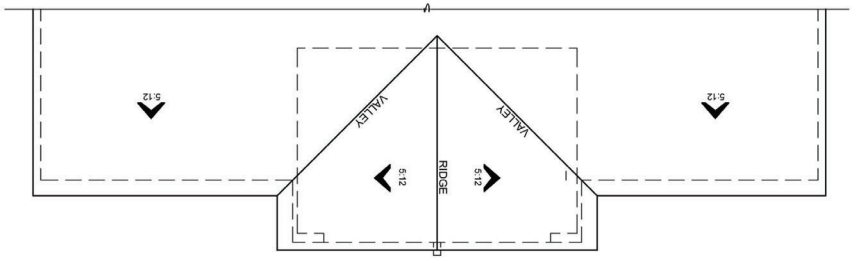
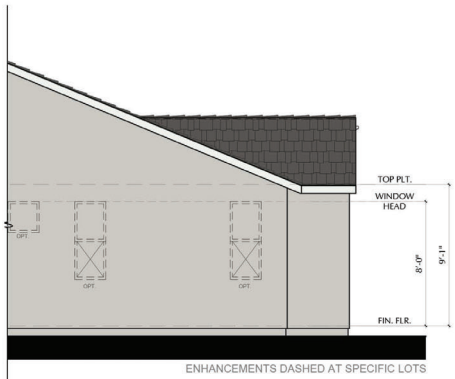
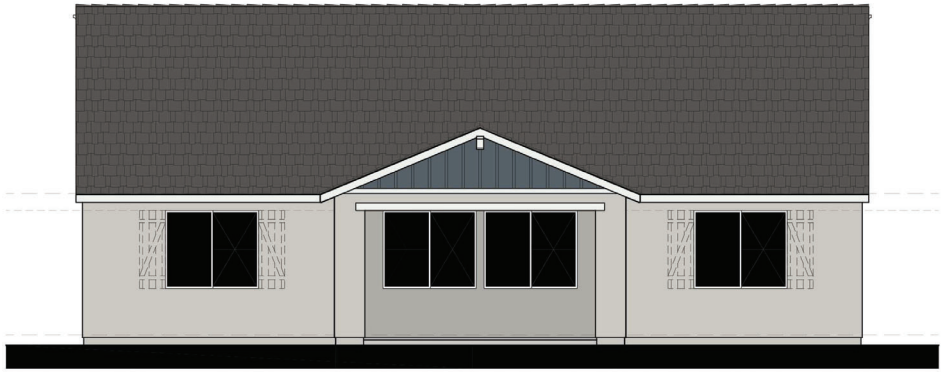




ENHANCEMENTS DASHED AT SPECIFIC LOTS

DELANEY - S22D - B

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

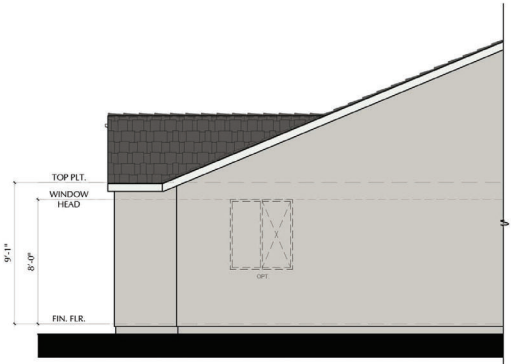


REAR ELEVATION

FARMHOUSE

DELANEY - S22D - B

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



LEFT ELEVATION

FARMHOUSE

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- DELANEY S22D - ELEVATION B EXTENDED PATIO OPT.

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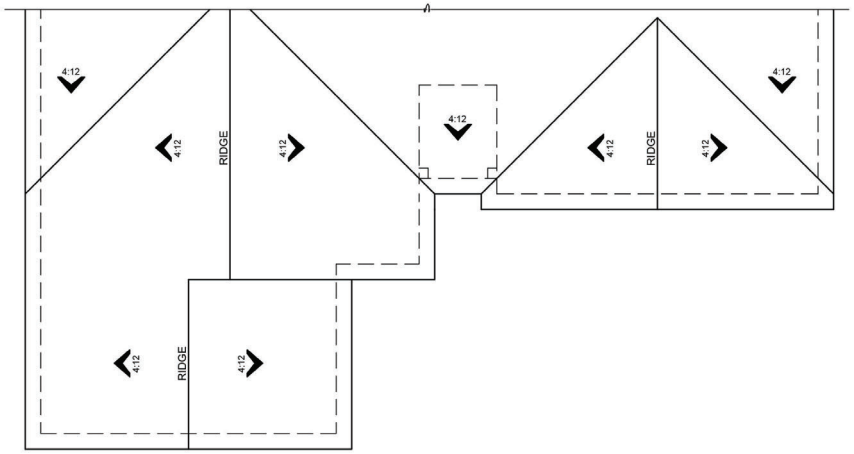

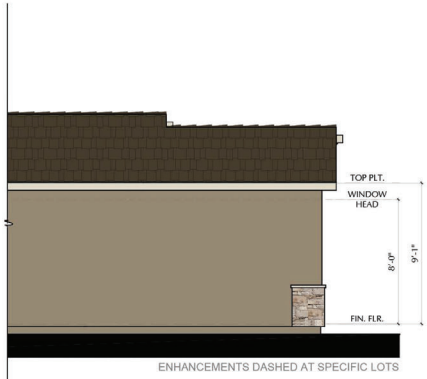

ENHANCEMENTS DASHED AT SPECIFIC LOTS

DELANEY - S22D - C

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

FRONT ELEVATION

CRAFTSMAN

DELANEY - S22D - C

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

RIGHT ELEVATION

CRAFTSMAN

SCALE: $\frac{1}{4}$" = 1'-0"

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- DELANEY S22D - ELEVATION C 3-CAR GARAGE OPTION

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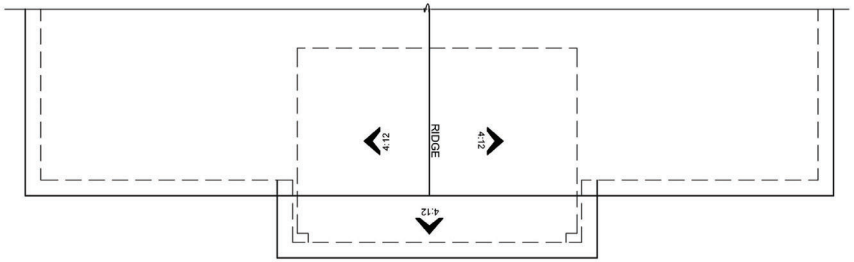
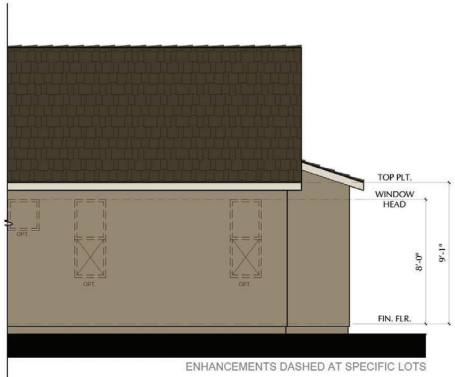
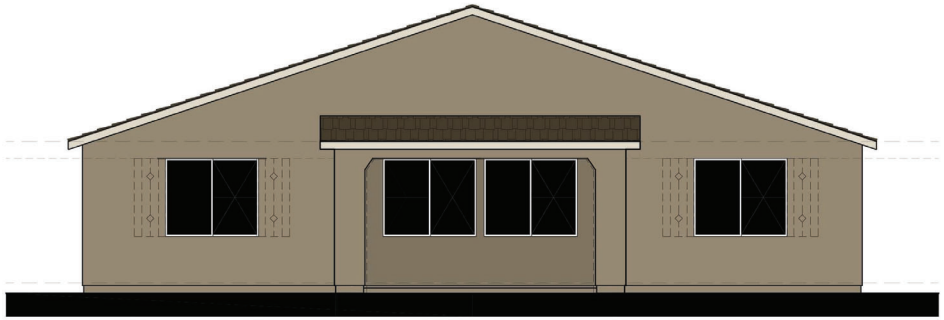




ENHANCEMENTS DASHED AT SPECIFIC LOTS

DELANEY - S22D - C

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

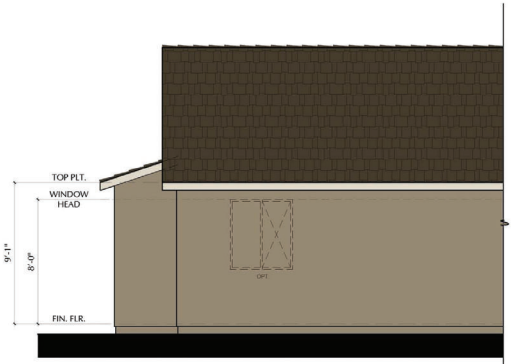


REAR ELEVATION

CRAFTSMAN

DELANEY - S22D - C

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



LEFT ELEVATION

CRAFTSMAN

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- DELANEY S22D - ELEVATION C EXTENDED PATIO OPT.

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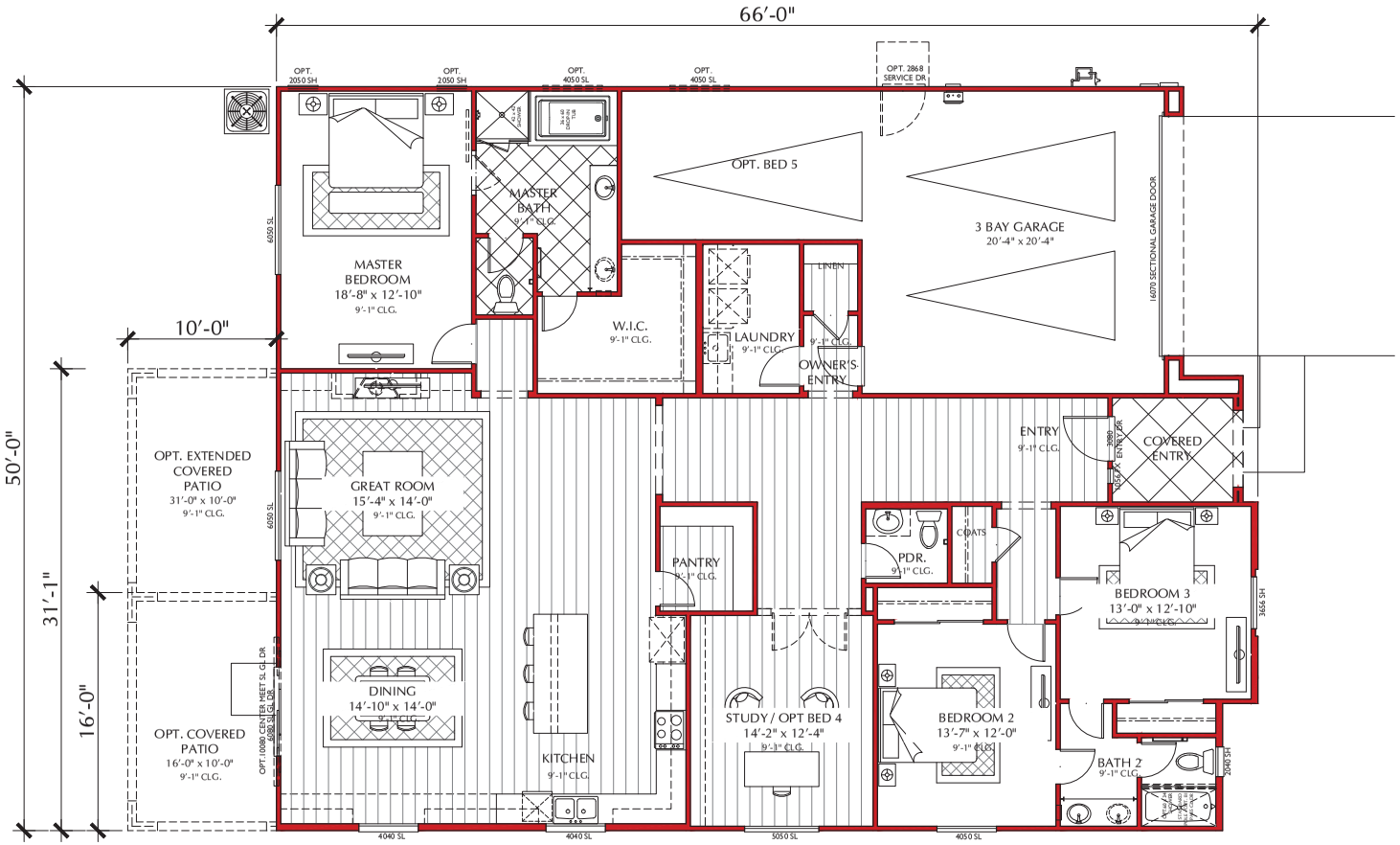

PAIGE S24P
3 BEDROOMS / 2.5 BATHS /
3 CAR GARAGE

AREA TABULATION

FIRST FLOOR	2,493 S.F.
TOTAL	2,493 S.F.
COVERED ENTRY	68 S.F.
GARAGE (2 CAR)	614 S.F.

FLOOR PLAN REFLECTS 'A' ELEVATION

GROUND LEVEL

SCALE: $\frac{1}{4}$" = 1'-0"

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- PAIGE S24P - FLOOR PLAN

A18

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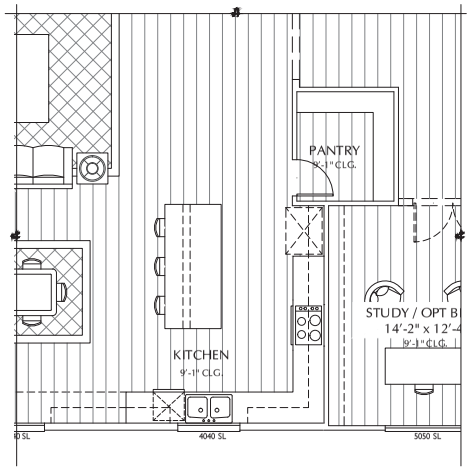
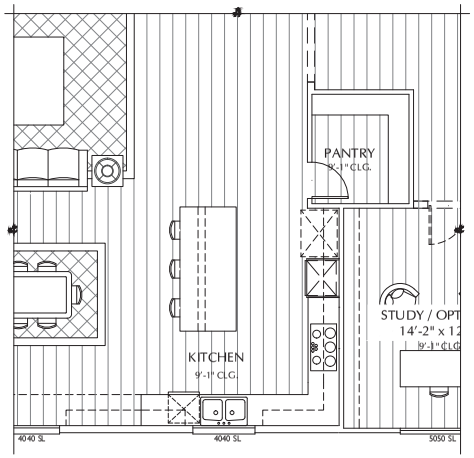


OPT. GOURMET LITE KIT. PLAN S24P

WITH 30" COOKTOP

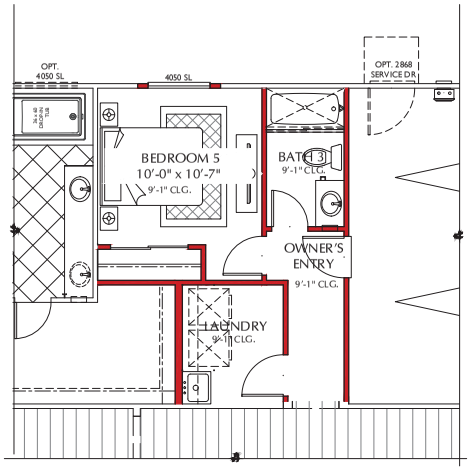
SCALE: 1/4" = 1'-0"



OPT. GOURMET KITCHEN PLAN S24P

WITH 36" COOKTOP AND DOUBLE OVEN

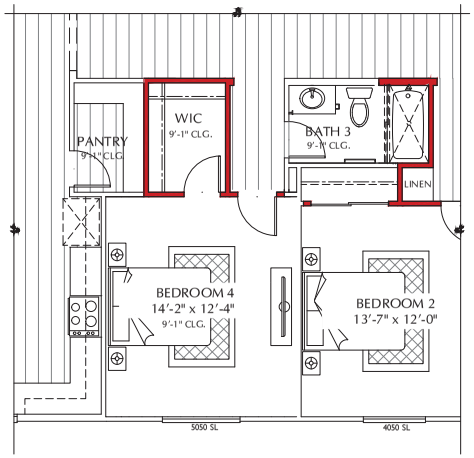
SCALE: 1/4" = 1'-0"



OPT. BEDROOM 5 PLAN S24P

IN LIEU OF 3RD CAR CARPORT

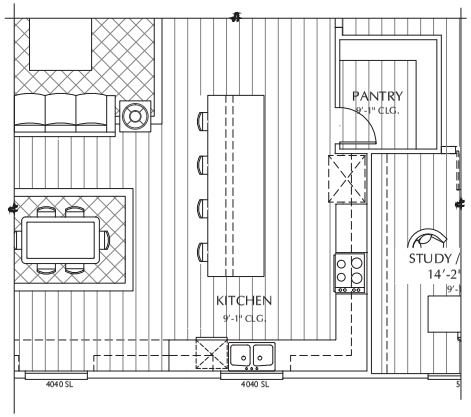
SCALE: 1/4" = 1'-0"



OPT. BEDROOM 4 PLAN S24P

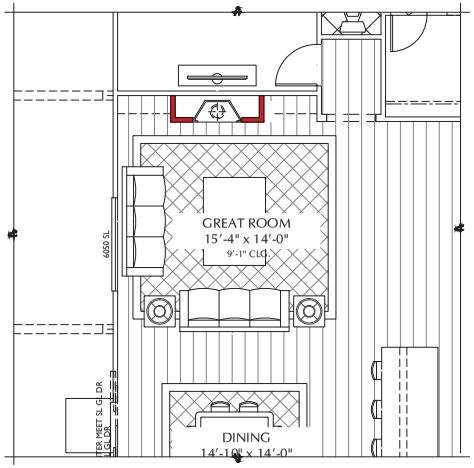
IN LIEU OF STUDY

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



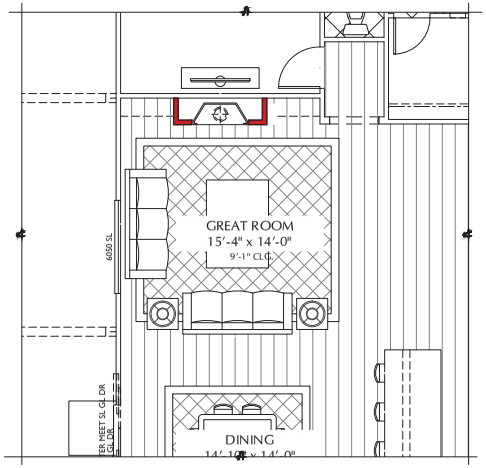
OPT. EXTENDED ISLAND PLAN S24P

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



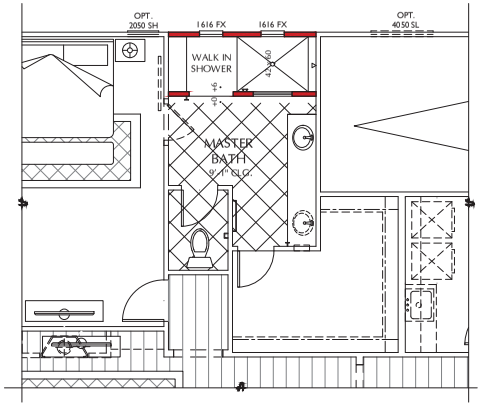
OPT. TRADITIONAL FIREPLACE PLAN S24P

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



OPT. CONTEMPORARY FIREPLACE PLAN S24P

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



OPT. WALK IN SHOWER PLAN S24P

IN LIEU OF TUB / SHOWER

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

SCALE: $\frac{1}{4}$" = 1'-0"

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- PAIGE S24P - FLOOR PLAN OPTIONS

A19

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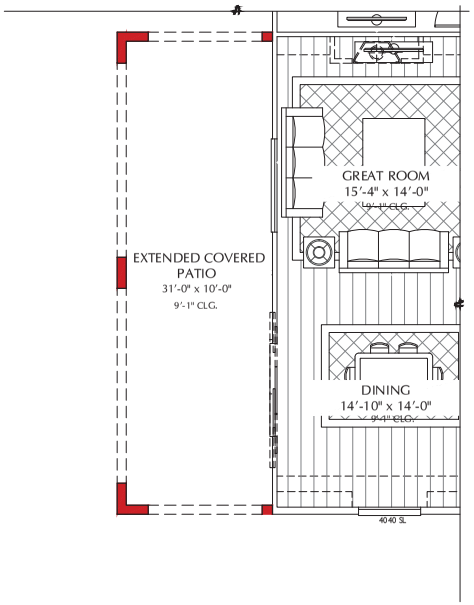
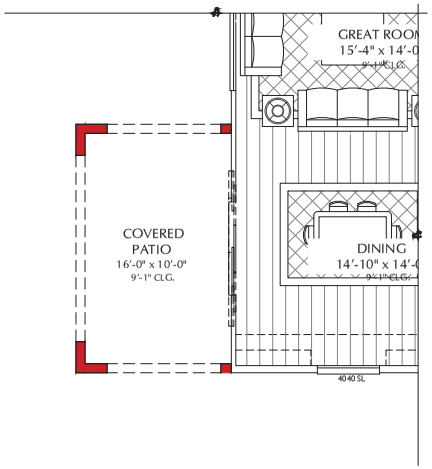


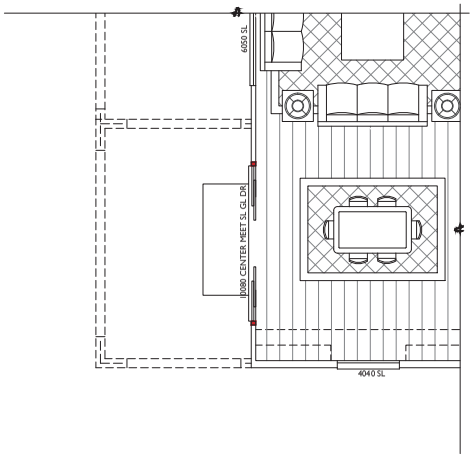
OPT. EXTENDED PATIO **PLAN S24P**

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



OPT. COVERED PATIO **PLAN S24P**

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



OPT. 10080 CENTER-LOCK DOORS **PLAN S24P**

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

SCALE: $\frac{1}{4}$" = 1'-0"

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- PAIGE S24P - FLOOR PLAN OPTIONS

A20

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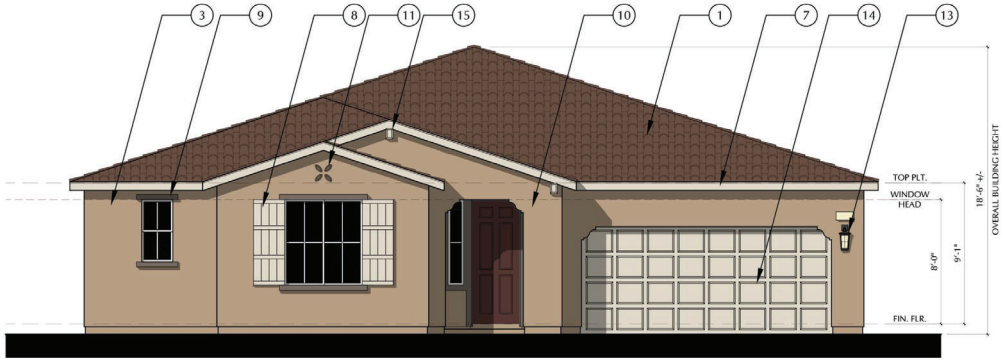


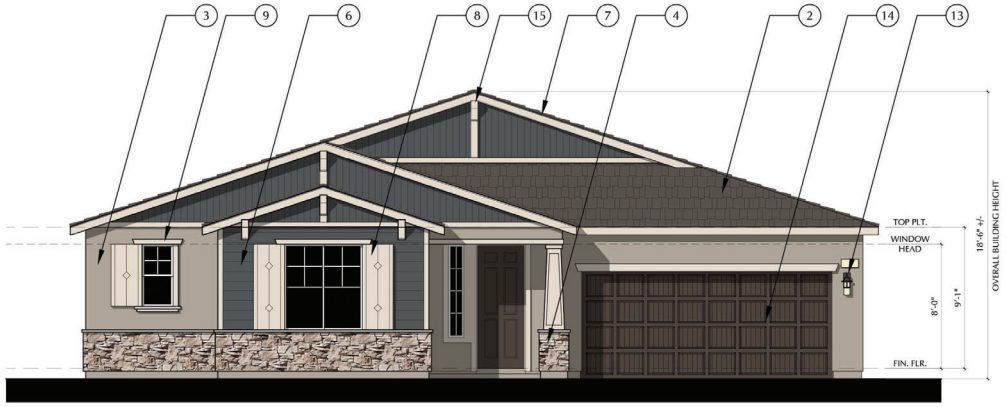
FRONT ELEVATION — PAIGE - S24P - A

CALI RANCH

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

MATERIAL CALLOUTS

1 - CONCRETE 'S' ROOF TILE
2 - CONCRETE FLAT ROOF TILE
3 - STUCCO
4 - STONE
5 - BRICK
6 - CEMENTITIOUS SIDING
7 - WOOD FASCIA/BARGE
8 - FOAM SHUTTER
9 - FOAM TRIM
10 - FOAM CORBEL
11 - FOAM DECORATIVE DETAIL
12 - BOARD AND BATTEN
13 - EXTERIOR LIGHT
14 - ROLL UP GARAGE DOOR
15 - WOODEN OUTLOOKERS

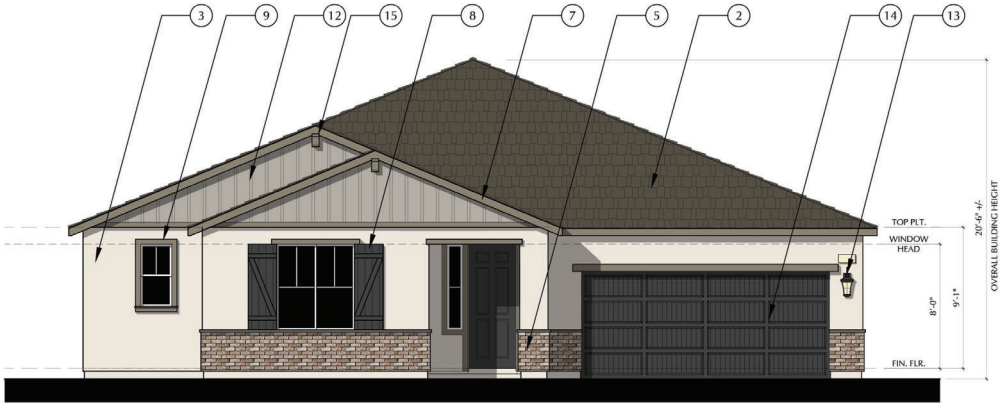


FRONT ELEVATION — PAIGE - S24P - C

CRAFTSMAN

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

SCALE: $\frac{1}{4}$" = 1'-0"



FRONT ELEVATION — PAIGE - S24P - B

FARMHOUSE

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

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- PAIGE S24P - FRONT ELEVATIONS

A21

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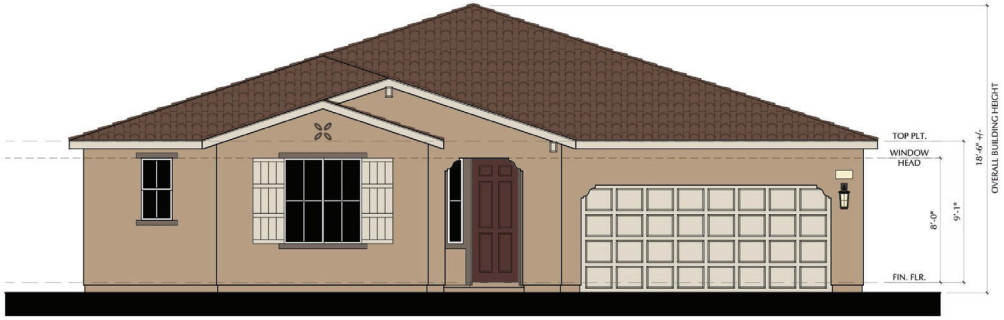
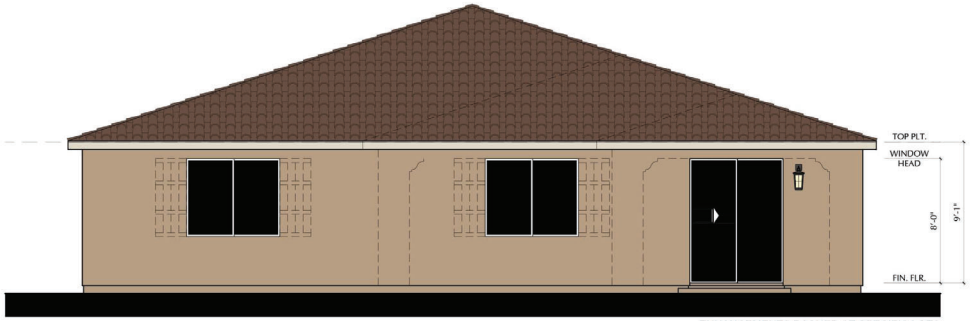


FRONT ELEVATION — PAIGE - S24P - A

CALI RANCH

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION — PAIGE - S24P - A

CALI RANCH

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

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- PAIGE S24P - ELEVATION A FRONT AND REAR

A22

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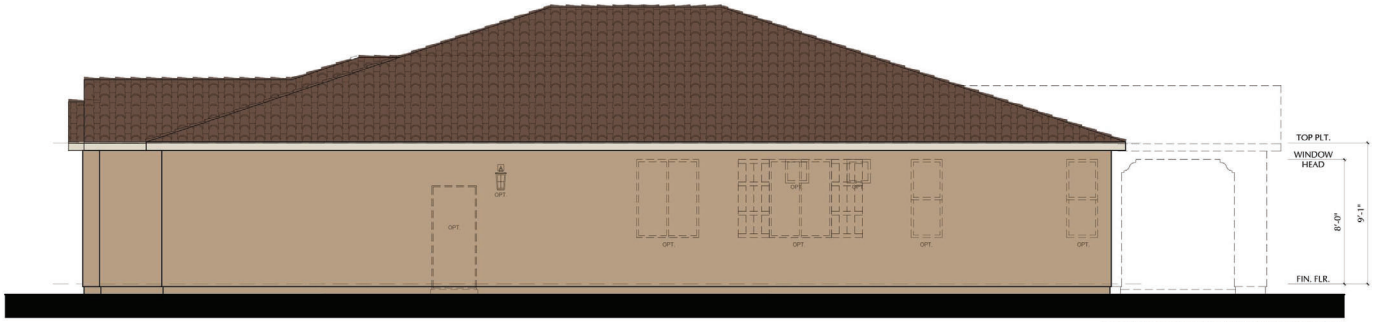
ENHANCEMENTS DASHED AT SPECIFIC LOTS

LEFT ELEVATION

CALI RANCH

PAIGE - S24P - A

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

RIGHT ELEVATION

CALI RANCH

PAIGE - S24P - A

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

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- PAIGE S24P - ELEVATION A SIDES

A23

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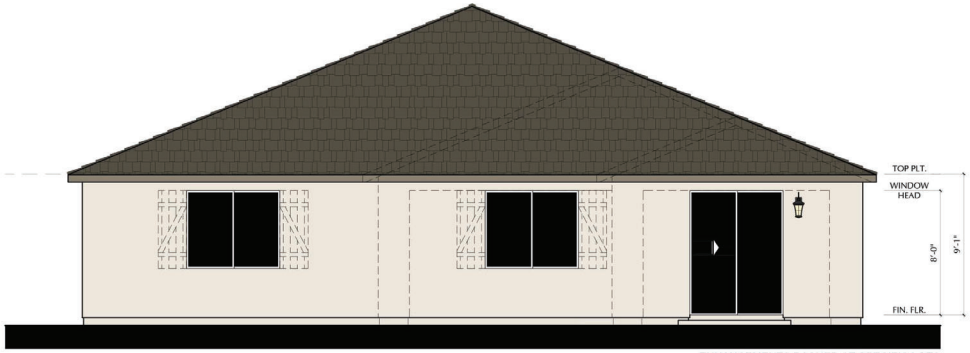
FRONT ELEVATION — PAIGE - S24P - B

FARMHOUSE

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION — PAIGE - S24P - B

FARMHOUSE

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

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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PARADISE KNOLLS

JURUPA VALLEY, CALIFORNIA

JOB # : 109-20111

DATE: AUGUST 6th, 2020

- PAIGE S24P - ELEVATION B FRONT AND REAR

A24

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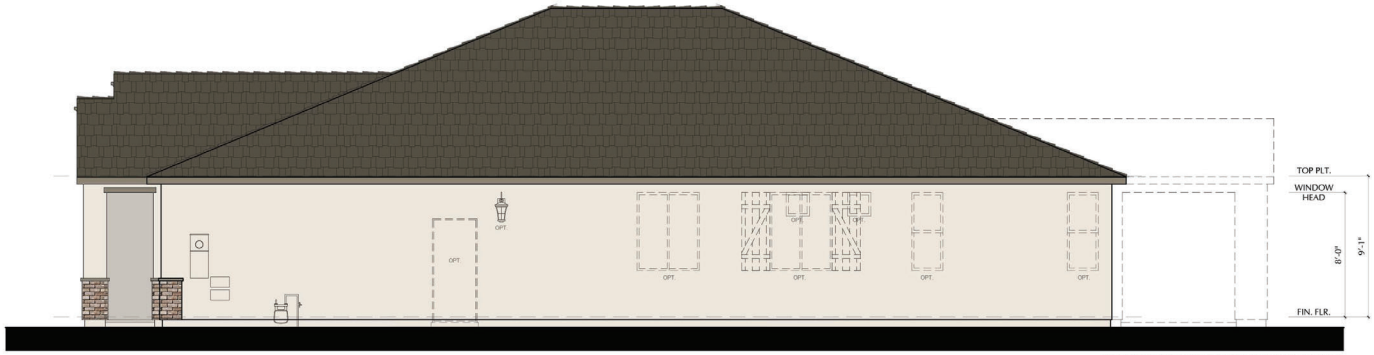
ENHANCEMENTS DASHED AT SPECIFIC LOTS

LEFT ELEVATION

FARMHOUSE

PAIGE - S24P - B

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

RIGHT ELEVATION

FARMHOUSE

PAIGE - S24P - B

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

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- PAIGE S24P - ELEVATION B SIDES

A25

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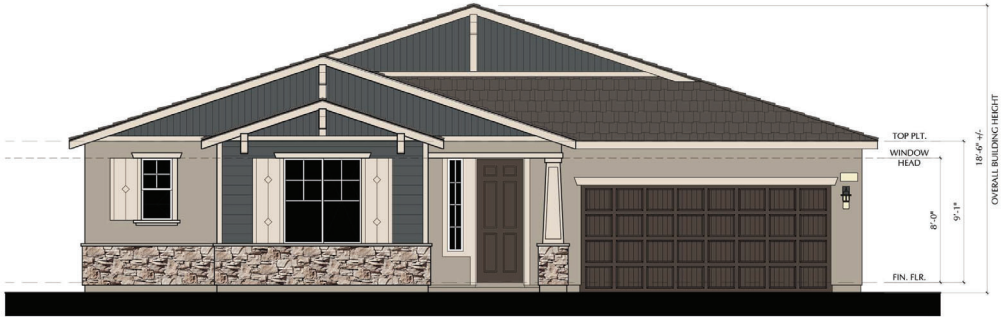
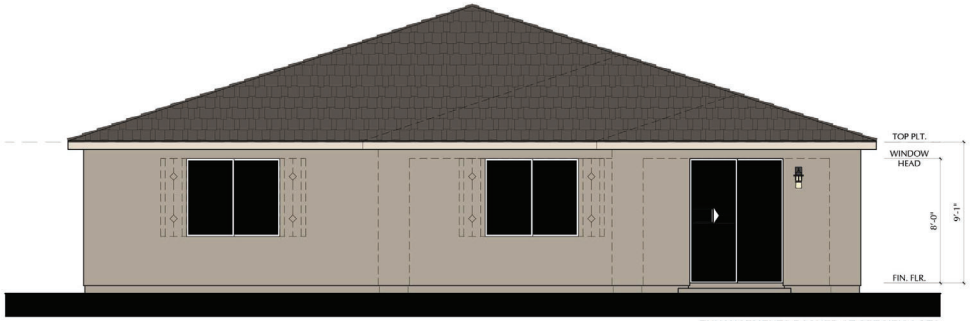


FRONT ELEVATION — PAIGE - S24P - C

CRAFTSMAN

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION — PAIGE - S24P - C

CRAFTSMAN

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

SCALE: $\frac{1}{4}$" = 1'-0"

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- PAIGE S24P - ELEVATION C FRONT AND REAR

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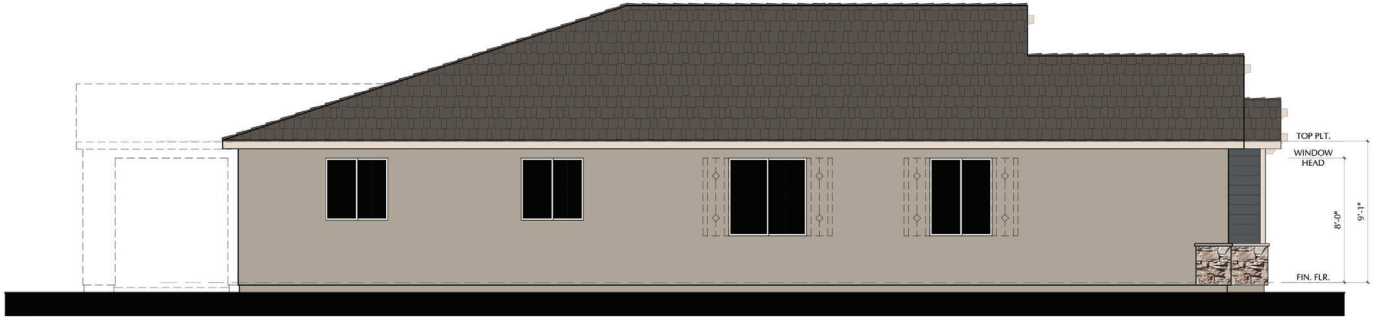


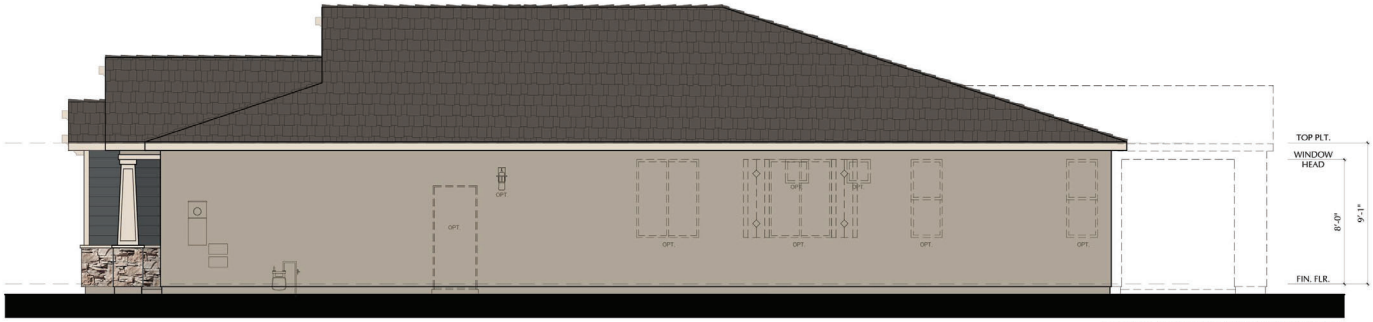
ENHANCEMENTS DASHED AT SPECIFIC LOTS

LEFT ELEVATION

CRAFTSMAN

PAIGE - S24P - C

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

RIGHT ELEVATION

CRAFTSMAN

PAIGE - S24P - C

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

SCALE: $\frac{1}{4}$" = 1'-0"

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- PAIGE S24P - ELEVATION C SIDES

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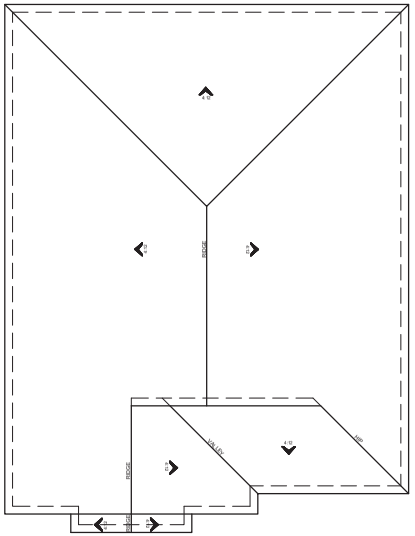
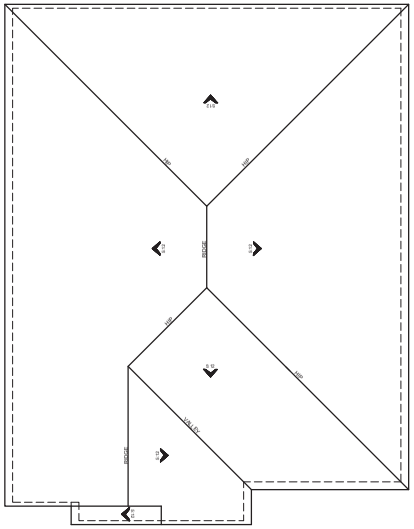


ROOF PLAN C

CRAFTSMAN

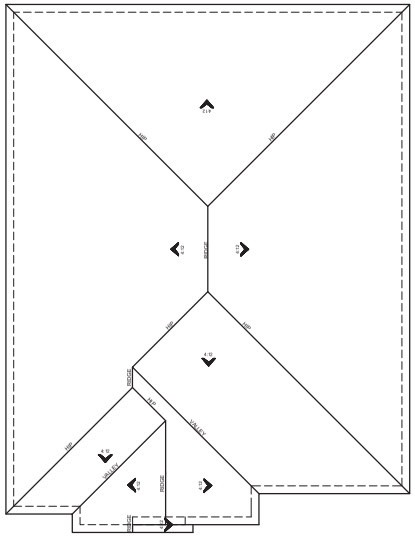
SCALE: 1/8"=1'-0"



ROOF PLAN B

FARMHOUSE

SCALE: 1/8"=1'-0"



ROOF PLAN A

CALI RANCH

SCALE: 1/8"=1'-0"

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- PAIGE S24P - ROOF PLANS

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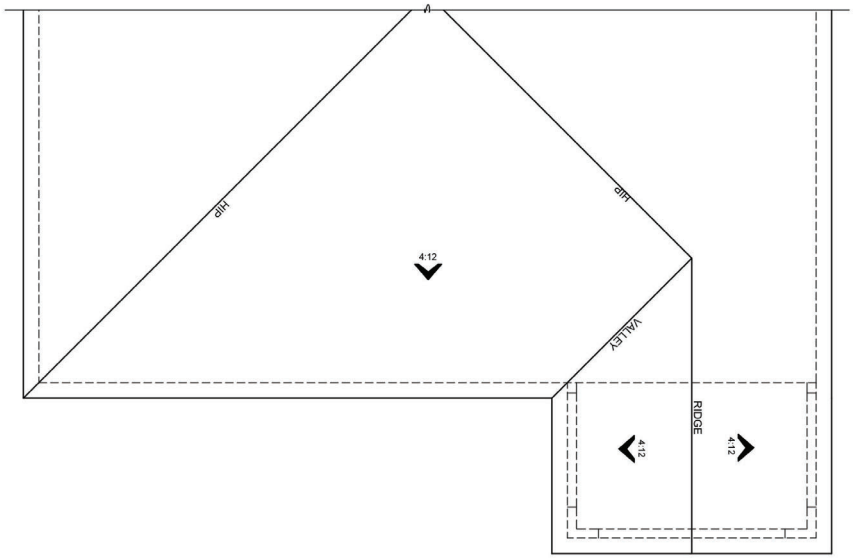
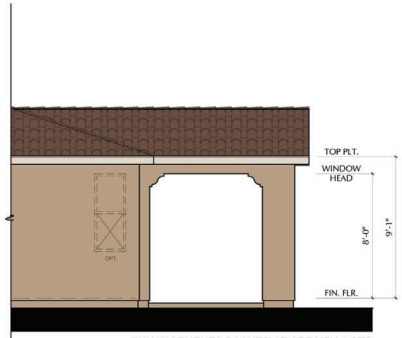
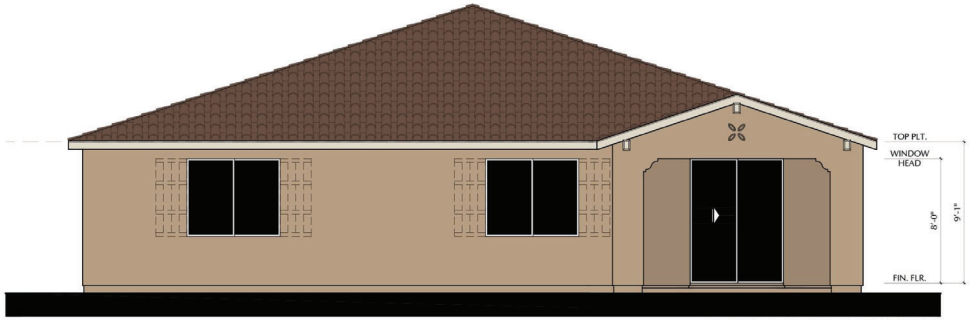




ENHANCEMENTS DASHED AT SPECIFIC LOTS

PAIGE - S24P - A

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



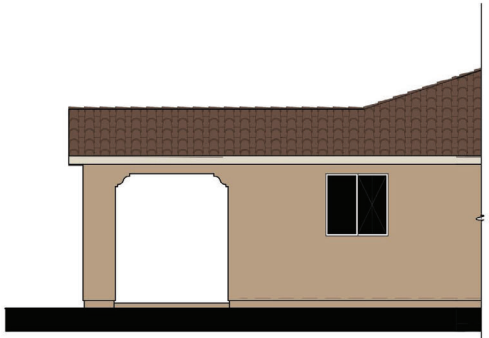
ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

CALI RANCH

PAIGE - S24P - A

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



LEFT ELEVATION

CALI RANCH

SCALE: $\frac{1}{4}$" = 1'-0"

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- PAIGE S24P - ELEVATION A COVERED PATIO OPT.

A29

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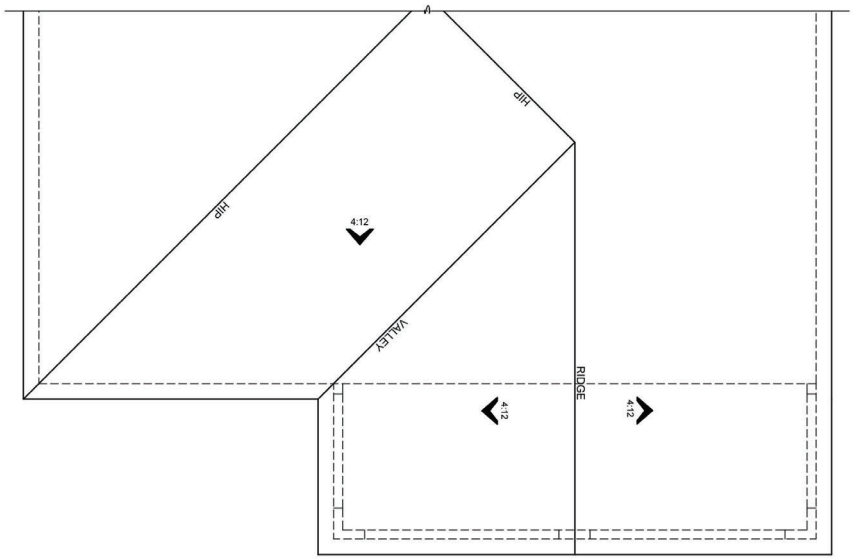
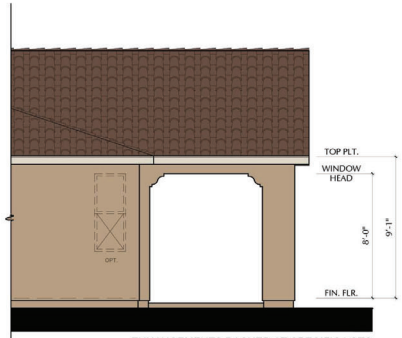
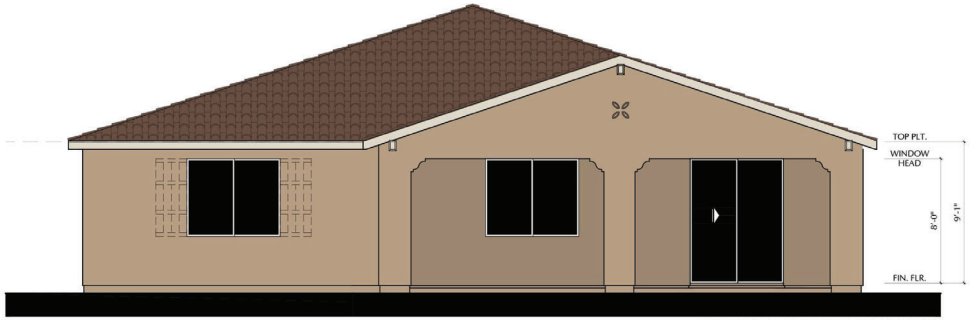




ENHANCEMENTS DASHED AT SPECIFIC LOTS

PAIGE - S24P - A

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



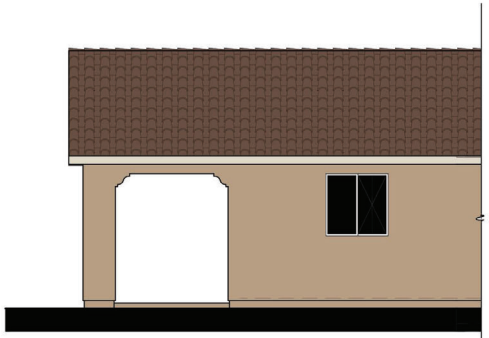
ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

CALI RANCH

PAIGE - S24P - A

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



LEFT ELEVATION

CALI RANCH

SCALE: $\frac{1}{4}$" = 1'-0"

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- PAIGE S24P -

ELEVATION A

EXT. COVERED PATIO OPT.

A30

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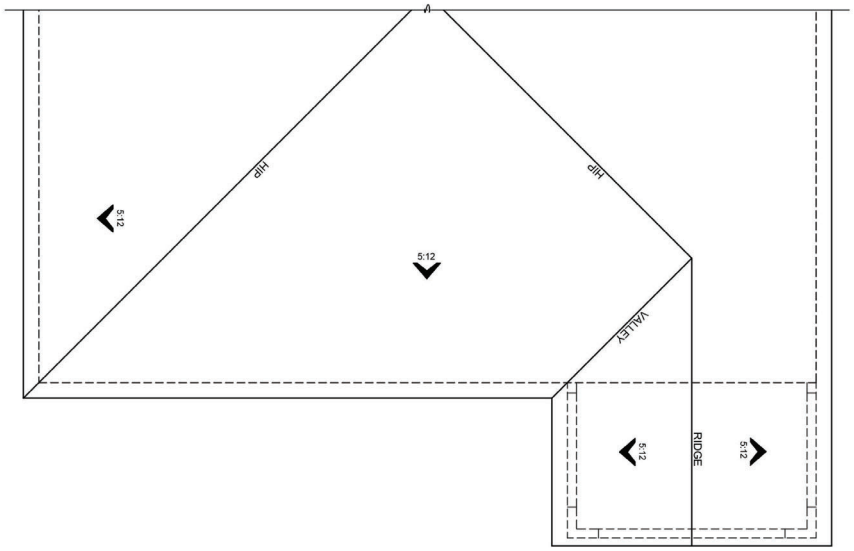
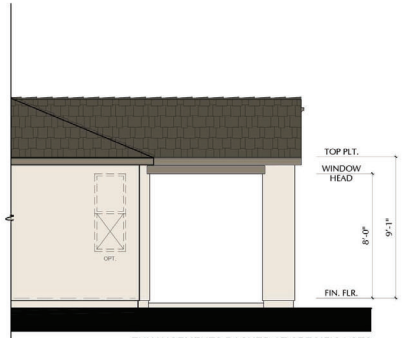
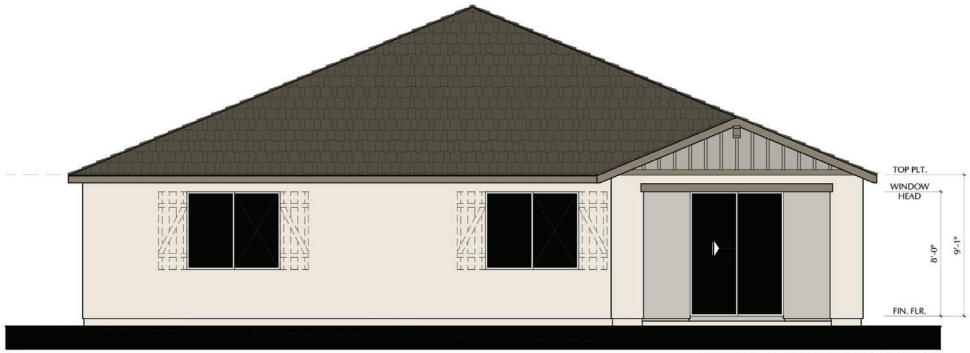




ENHANCEMENTS DASHED AT SPECIFIC LOTS

PAIGE - S24P - B

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



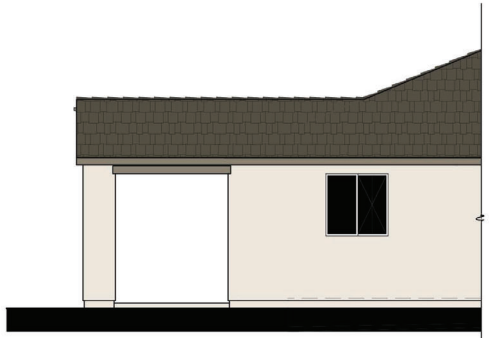
ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

FARMHOUSE

PAIGE - S24P - B

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



LEFT ELEVATION

FARMHOUSE

SCALE: $\frac{1}{4}$" = 1'-0"

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- PAIGE S24P - ELEVATION B COVERED PATIO OPT.

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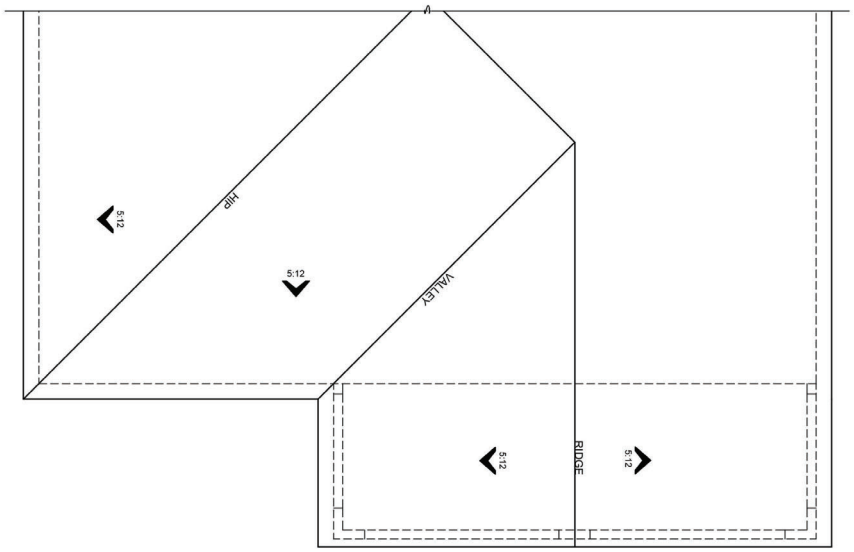
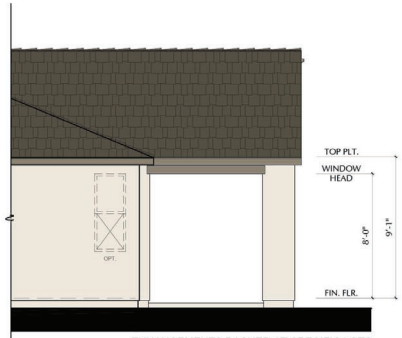
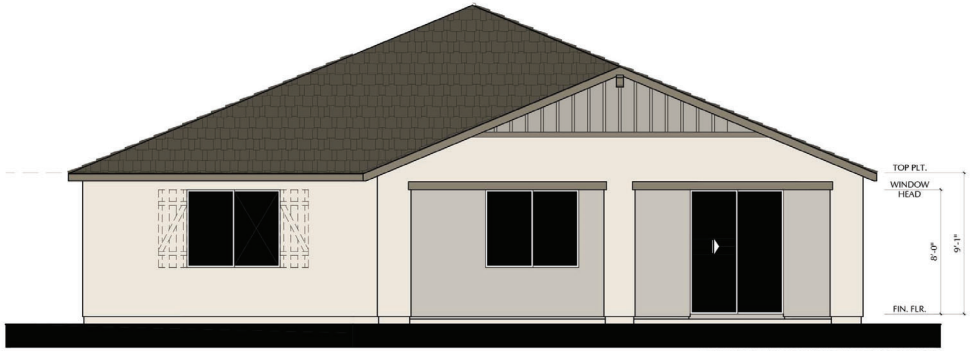




ENHANCEMENTS DASHED AT SPECIFIC LOTS

PAIGE - S24P - B

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



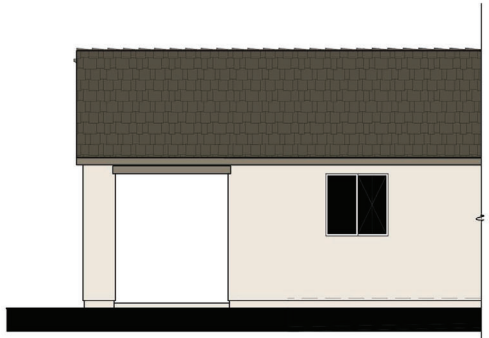
ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

FARMHOUSE

PAIGE - S24P - B

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



LEFT ELEVATION

FARMHOUSE

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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DATE: AUGUST 6th, 2020

- PAIGE S24P -

ELEVATION B

EXT. COVERED PATIO OPT.

A32

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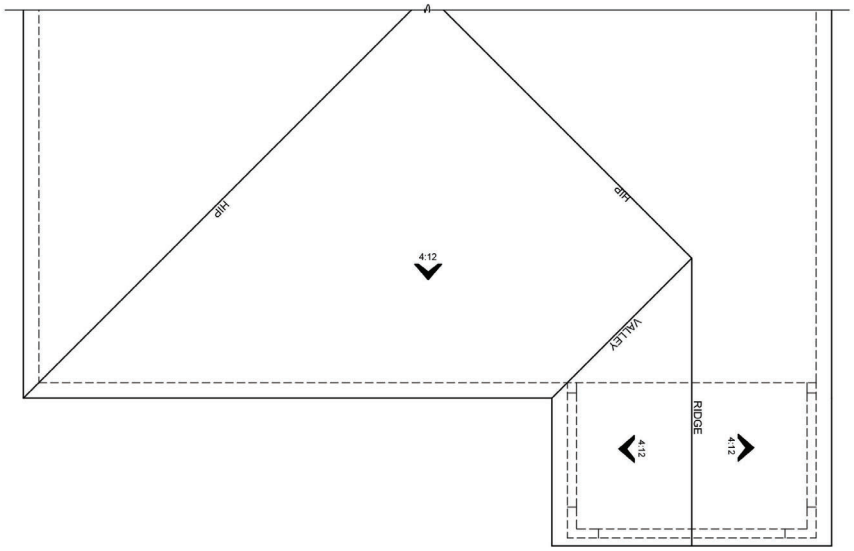
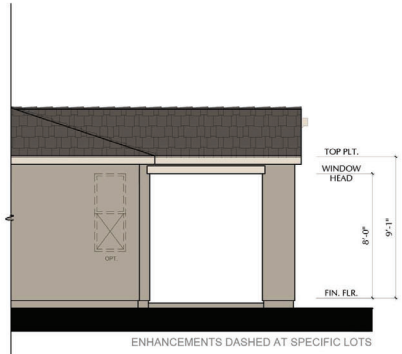




ENHANCEMENTS DASHED AT SPECIFIC LOTS

PAIGE - S24P - C

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

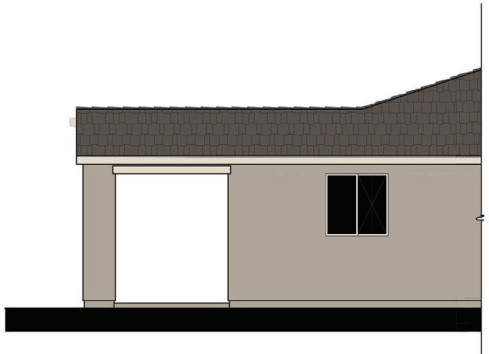
ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

CRAFTSMAN

PAIGE - S24P - C

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



LEFT ELEVATION

CRAFTSMAN

SCALE: $\frac{1}{4}$" = 1'-0"

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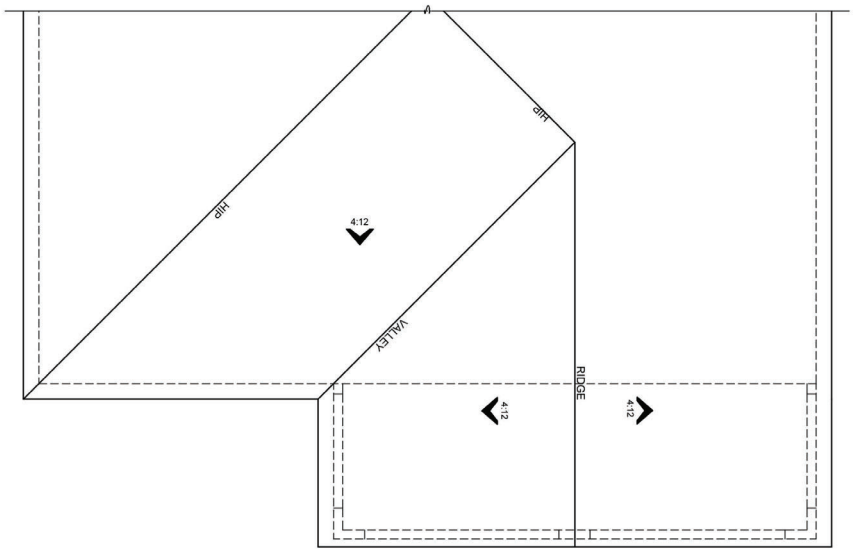
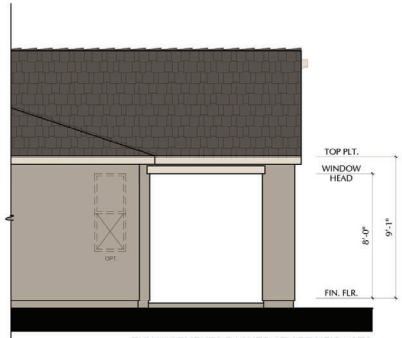
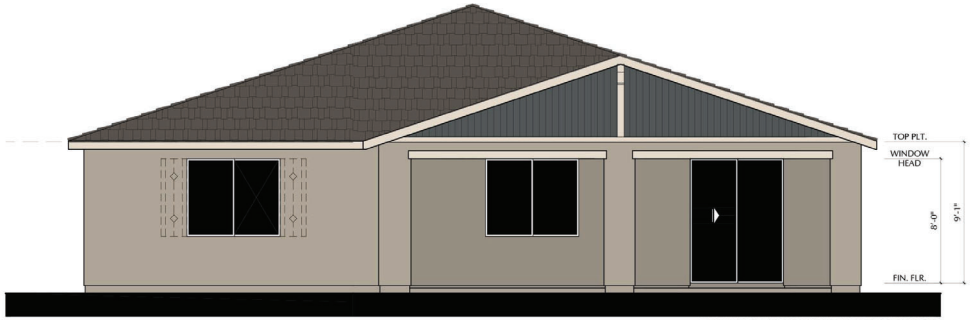




ENHANCEMENTS DASHED AT SPECIFIC LOTS

PAIGE - S24P - C

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



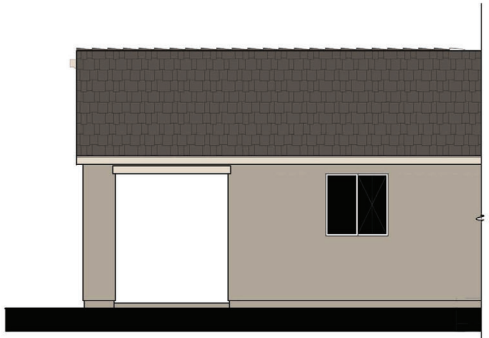
ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

CRAFTSMAN

PAIGE - S24P - C

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



LEFT ELEVATION

CRAFTSMAN

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- PAIGE S24P -

ELEVATION C

EXT. COVERED PATIO OPT.

A34

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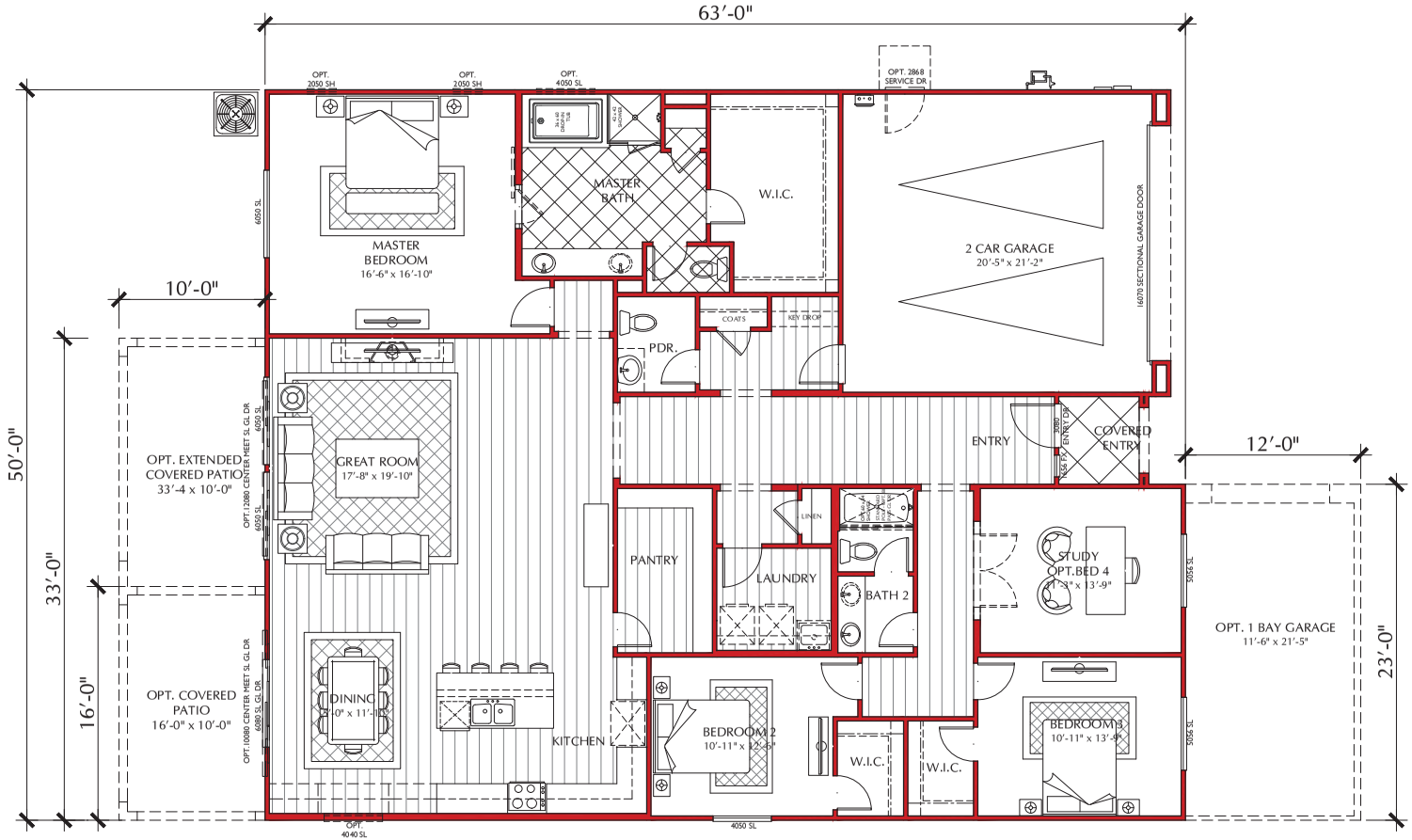

OXFORD S760
3 BEDROOMS / 2.5 BATHS /
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	2,610 S.F.
TOTAL	2,610 S.F.
COVERED ENTRY	46 S.F.
GARAGE (2 CAR)	446 S.F.

FLOOR PLAN REFLECTS 'A' ELEVATION

GROUND LEVEL

SCALE: $\frac{1}{4}$" = 1'-0"

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PARADISE KNOLLS

JURUPA VALLEY, CALIFORNIA

JOB # : 109-20111

DATE: AUGUST 6th, 2020

- OXFORD S760 - FLOOR PLAN

A35

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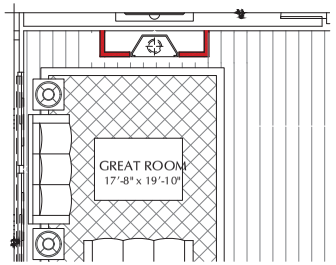
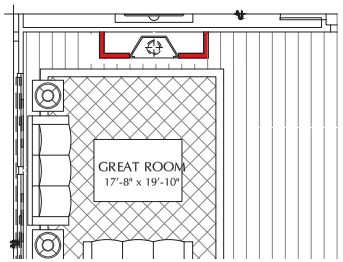
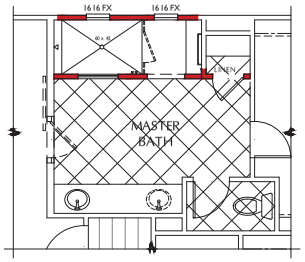


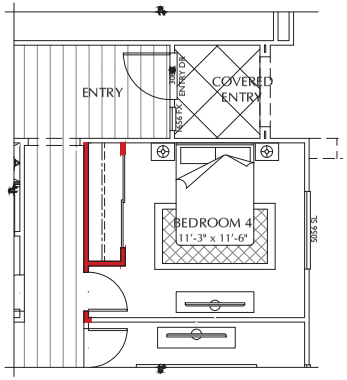
OPT. TRADITIONAL FIREPLACE PLAN S760
SCALE: 1/4" = 1'-0"



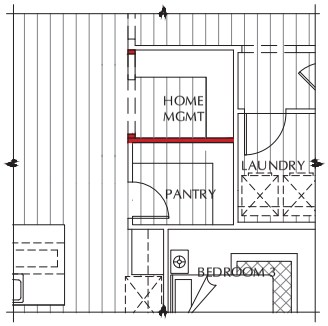
OPT. CONTEMPORARY FIREPLACE PLAN S760
SCALE: 1/4" = 1'-0"



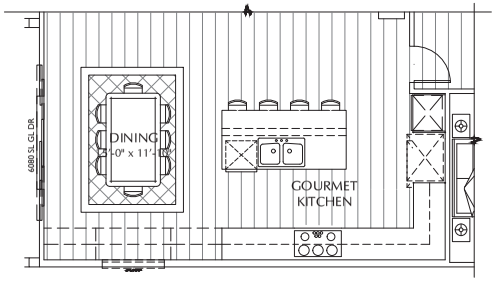
OPT. WALK IN SHOWER PLAN S760
SCALE: 1/4" = 1'-0"



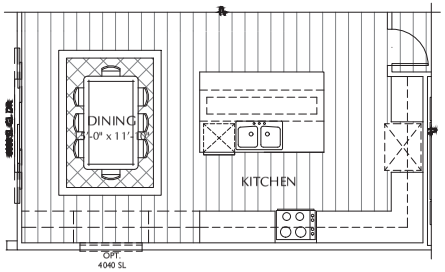
OPT. BEDROOM 4 PLAN S760
IN LIEU OF STUDY
SCALE: 1/4" = 1'-0"



OPT. HOME MANAGEMENT PLAN S760
SCALE: 1/4" = 1'-0"



OPT. GOURMET KITCHEN PLAN S760
WITH ADDED DOUBLE OVEN AND 36" COOKTOP
SCALE: 1/4" = 1'-0"



OPT. EXTENDED ISLAND PLAN S760
SCALE: 1/4" = 1'-0"

SCALE: $\frac{1}{4}$" = 1'-0"

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PARADISE KNOLLS

JURUPA VALLEY, CALIFORNIA

JOB # : 109-20111

DATE: AUGUST 6th, 2020

- OXFORD S760 -

FLOOR PLAN OPTIONS

A36

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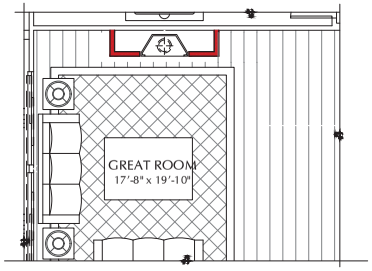
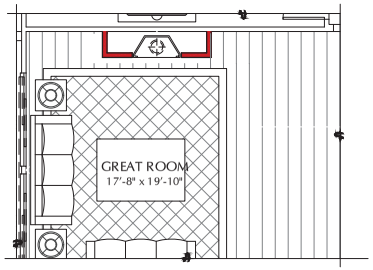
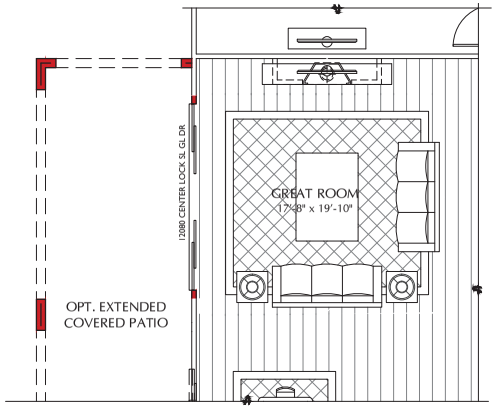


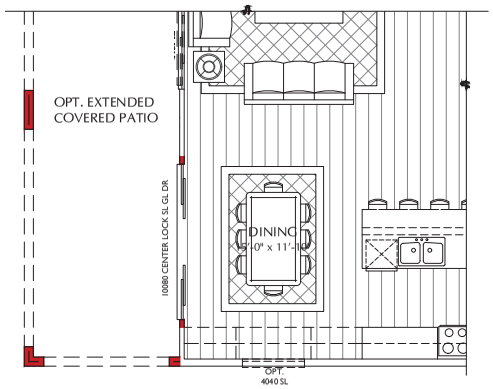
OPT. TRADITIONAL FIREPLACE — PLAN S760
SCALE: 1/4" = 1'-0"



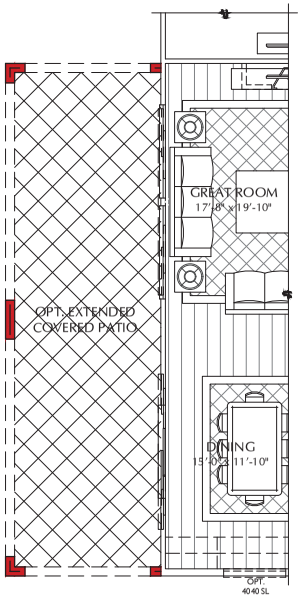
OPT. CONTEMPORARY FIREPLACE — PLAN S760
SCALE: 1/4" = 1'-0"



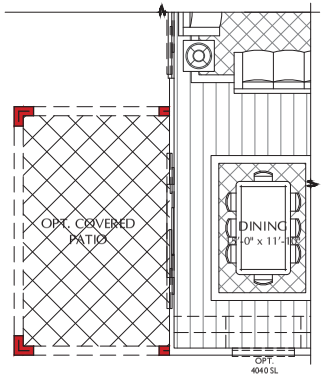
OPT.12080 CENTER LOCK SL DR — PLAN S24P
SCALE: 1/4" = 1'-0"



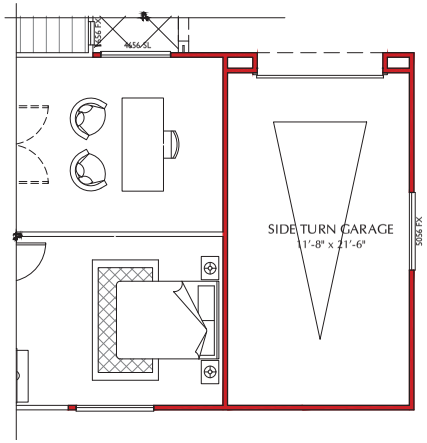
OPT. 10080 CENTER LOCK SL DR — PLAN S24P
SCALE: 1/4" = 1'-0"



OPT. EXTENDED PATIO — PLAN S760
SCALE: 1/4" = 1'-0"



OPT. PATIO — PLAN S760
SCALE: 1/4" = 1'-0"



OPT. SIDE TURN GARAGE — PLAN S760
SCALE: 1/4" = 1'-0"

SCALE: $\frac{1}{4}$" = 1'-0"

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- OXFORD S760 -

FLOOR PLAN OPTIONS

A37

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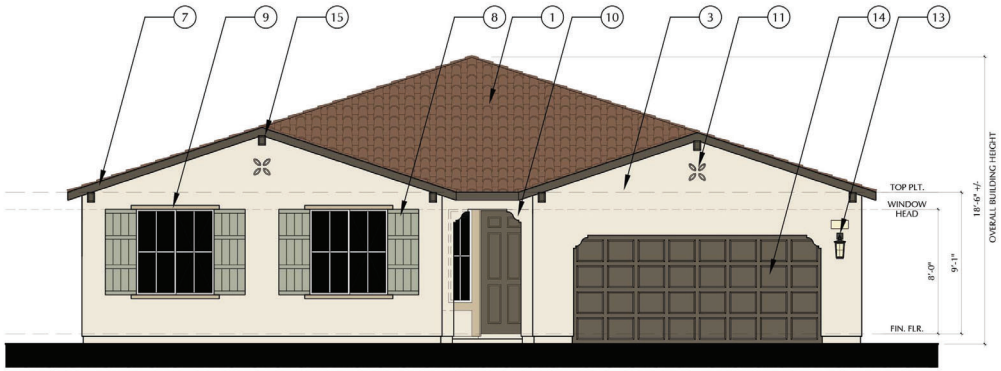


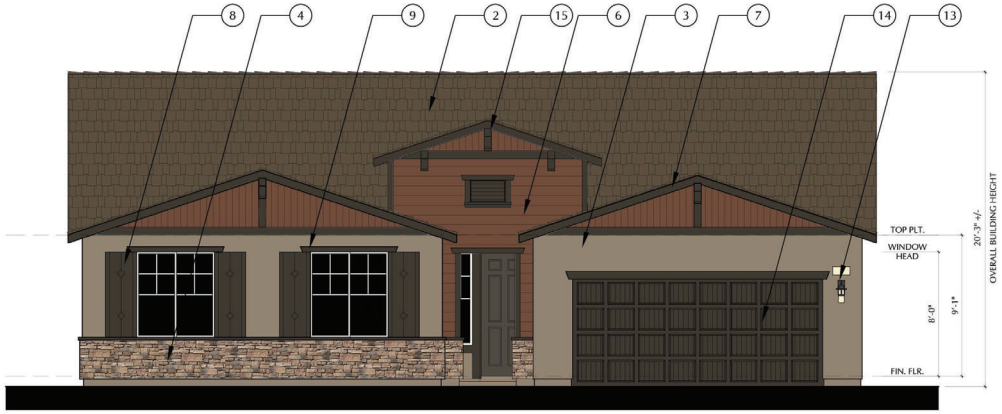
MATERIAL CALLOUTS

1 - CONCRETE 'S' ROOF TILE
2 - CONCRETE FLAT ROOF TILE
3 - STUCCO
4 - STONE
5 - BRICK
6 - CEMENTITIOUS SIDING
7 - WOOD FASCIA/BARGE
8 - FOAM SHUTTER
9 - FOAM TRIM
10 - FOAM CORBEL
11 - FOAM DECORATIVE DETAIL
12 - BOARD AND BATTEN
13 - EXTERIOR LIGHT
14 - ROLL UP GARAGE DOOR
15 - WOODEN OUTLOOKERS

FRONT ELEVATION — OXFORD - S760 - A

CALI RANCH

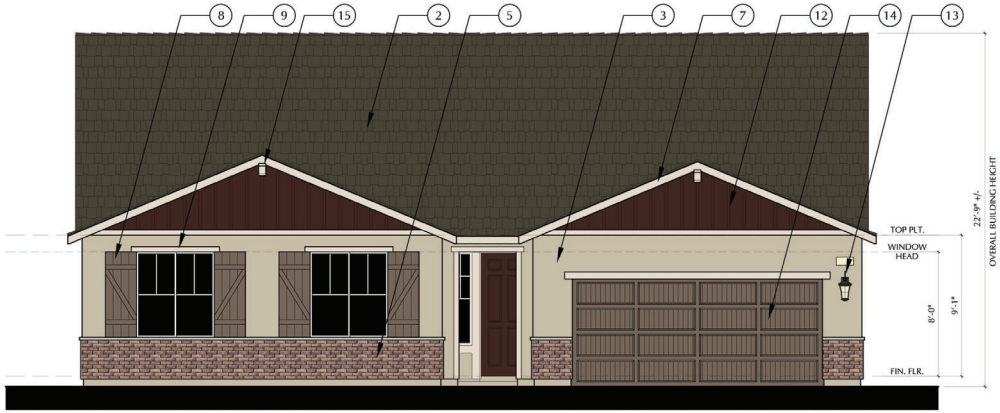
SCALE: 1/4"=1'-0"



FRONT ELEVATION — OXFORD - S760 - C

CRAFTSMAN

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



FRONT ELEVATION — OXFORD - S760 - B

FARMHOUSE

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

SCALE: $\frac{1}{4}$" = 1'-0"

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- OXFORD S760 - FRONT ELEVATIONS

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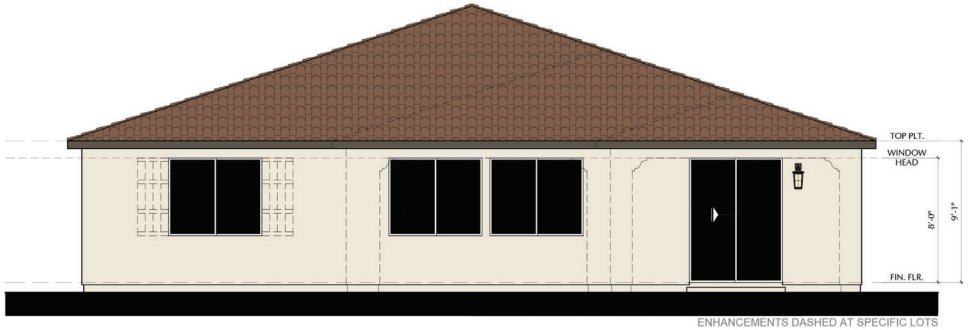
FRONT ELEVATION — OXFORD - S760 - A

CALI RANCH

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



REAR ELEVATION — OXFORD - S760 - A

CALI RANCH

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

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- OXFORD S760 - ELEVATION A FRONT AND REAR

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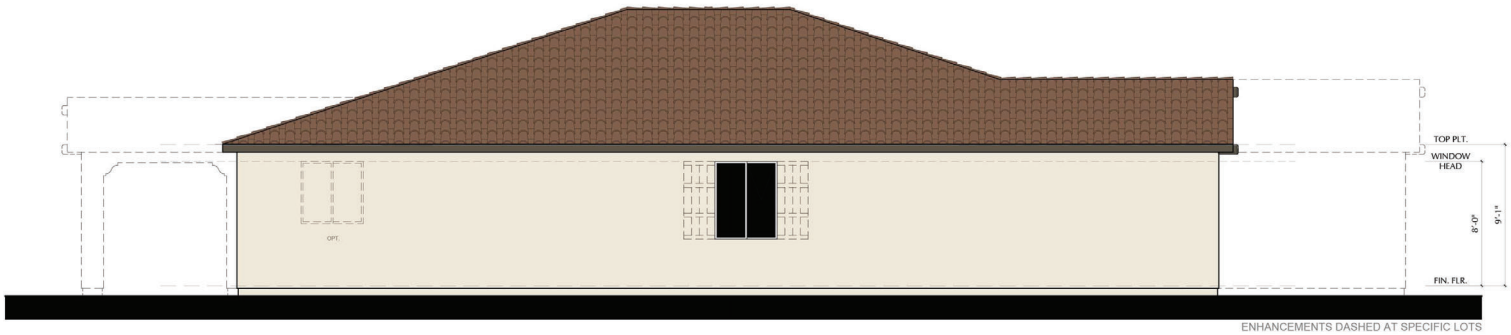
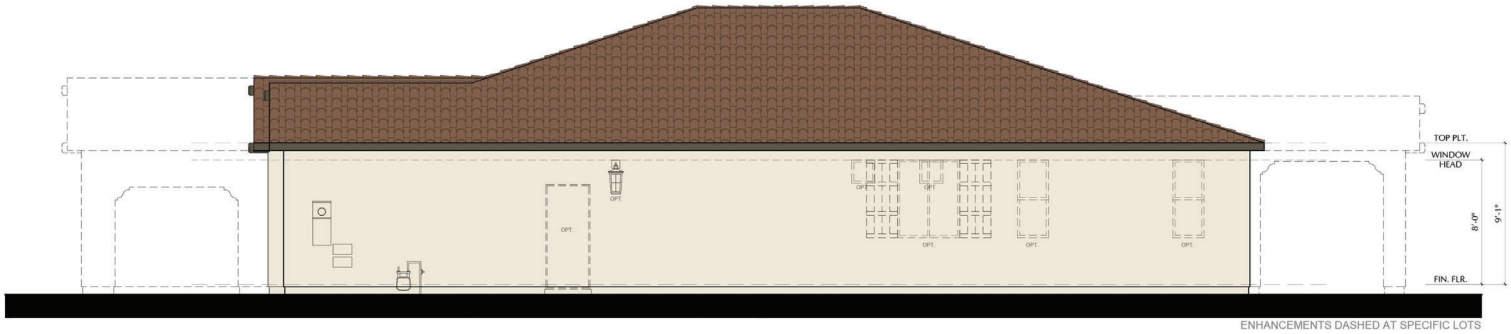


LEFT ELEVATION

CALI RANCH

OXFORD - S760 - A

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



RIGHT ELEVATION

CALI RANCH

OXFORD - S760 - A

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

SCALE: $\frac{1}{4}$" = 1'-0"

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- OXFORD S760 - ELEVATION A SIDES

A40

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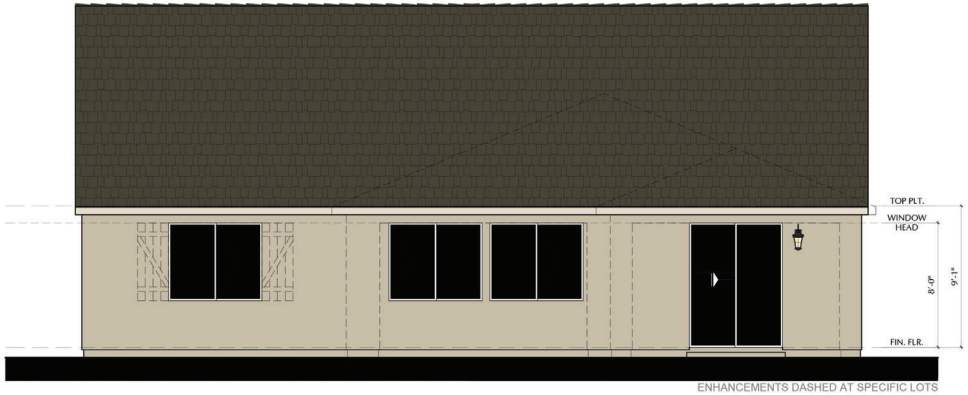
FRONT ELEVATION — OXFORD - S760 - B

FARMHOUSE

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



REAR ELEVATION — OXFORD - S760 - B

FARMHOUSE

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

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- OXFORD S760 - ELEVATION B FRONT AND REAR

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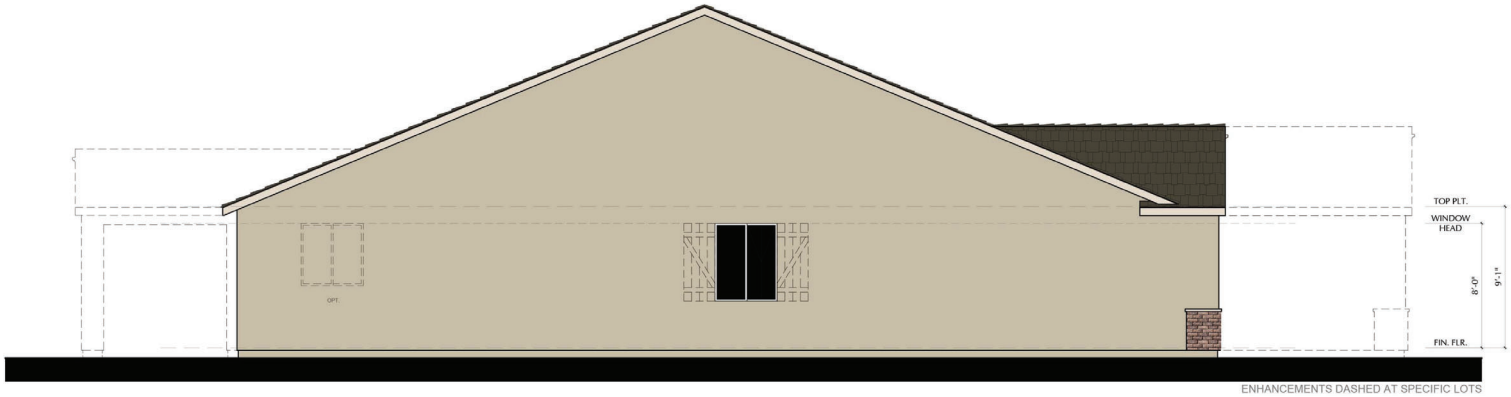


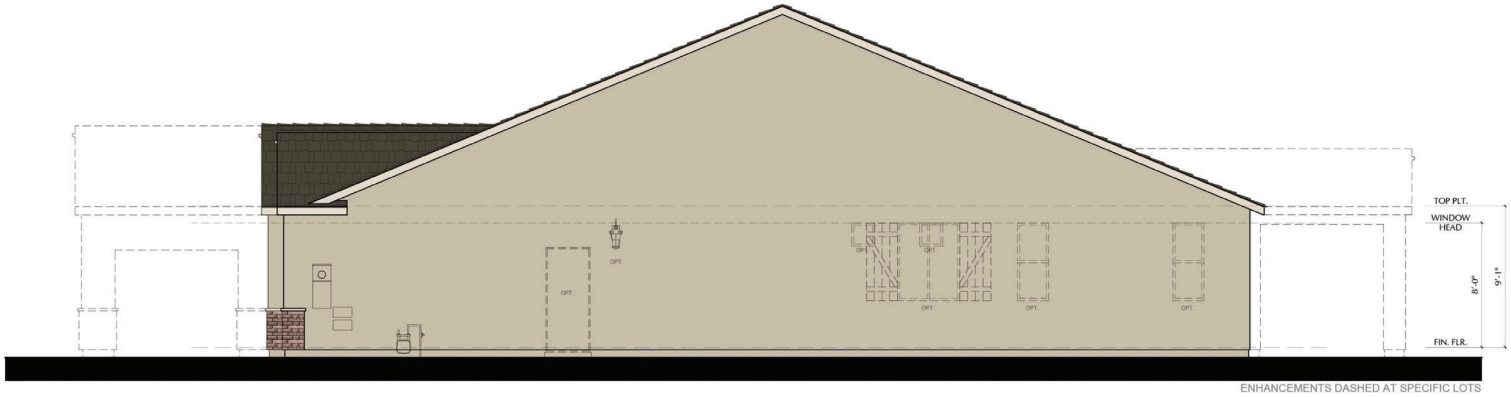
ENHANCEMENTS DASHED AT SPECIFIC LOTS

LEFT ELEVATION

FARMHOUSE

OXFORD - S760 - B

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

RIGHT ELEVATION

FARMHOUSE

OXFORD - S760 - B

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

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- OXFORD S760 - ELEVATION B SIDES

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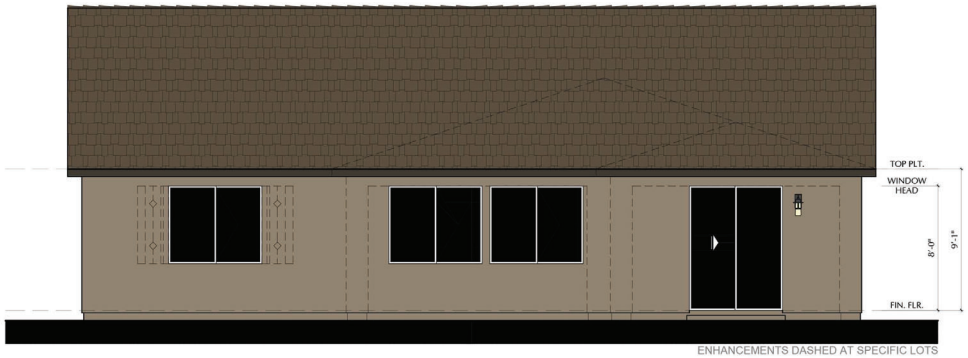
FRONT ELEVATION — OXFORD - S760 - C

CRAFTSMAN

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



REAR ELEVATION — OXFORD - S760 - C

CRAFTSMAN

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

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- OXFORD S760 - ELEVATION C FRONT AND REAR

A43

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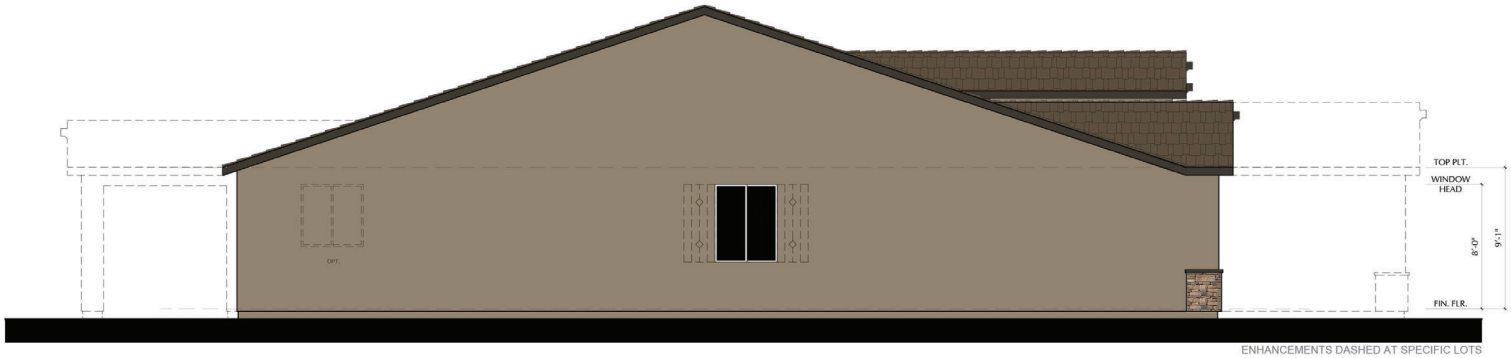


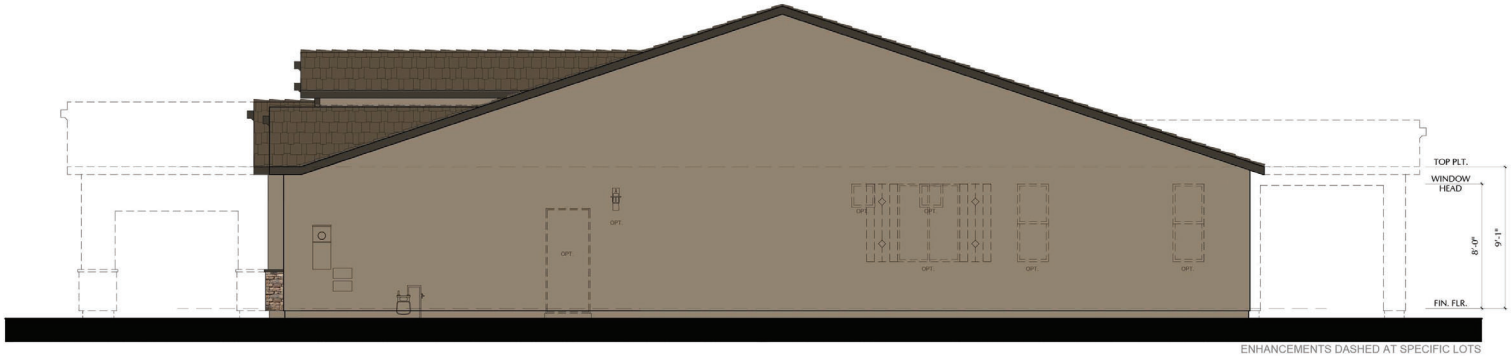
ENHANCEMENTS DASHED AT SPECIFIC LOTS

LEFT ELEVATION

CRAFTSMAN

OXFORD - S760 - C

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

RIGHT ELEVATION

CRAFTSMAN

OXFORD - S760 - C

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

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- OXFORD S760 - ELEVATION C SIDES

A44

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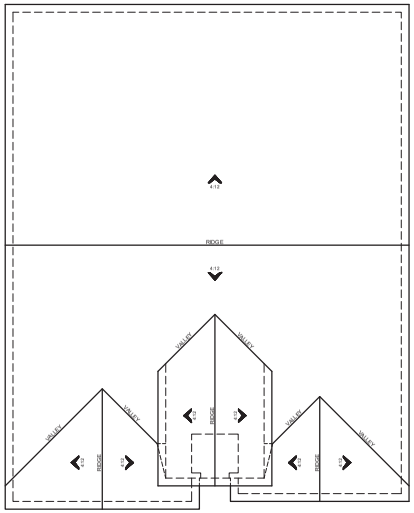
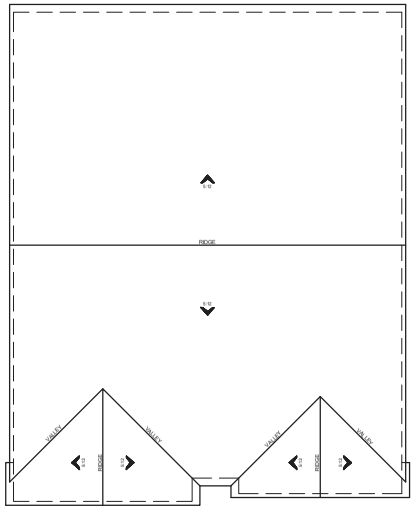


ROOF PLAN C

CRAFTSMAN

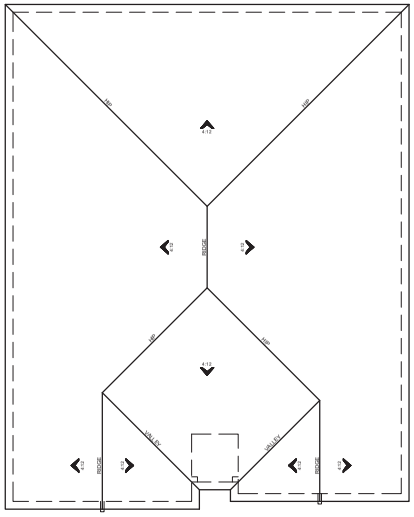
SCALE: 1/8"=1'-0"



ROOF PLAN B

FARMHOUSE

SCALE: 1/8"=1'-0"



ROOF PLAN A

CALI RANCH

SCALE: 1/8"=1'-0"

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- OXFORD S760 - ROOF PLANS

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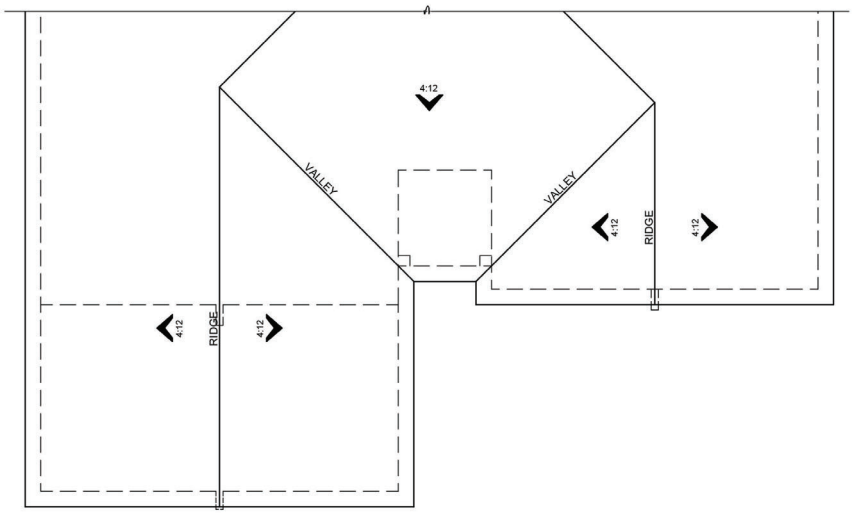
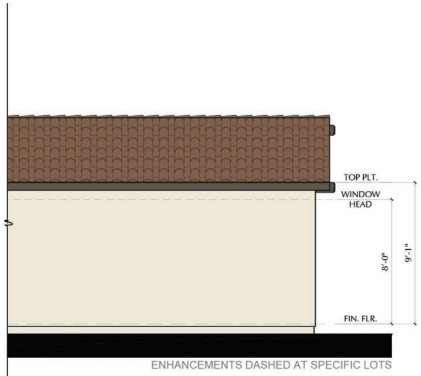
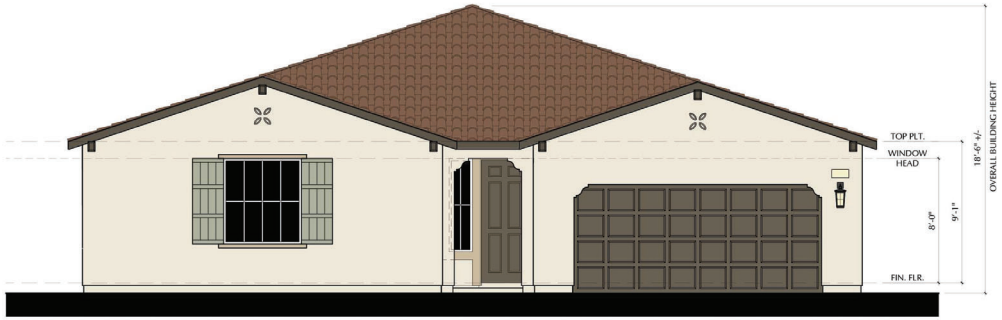




OXFORD - S760 - A

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

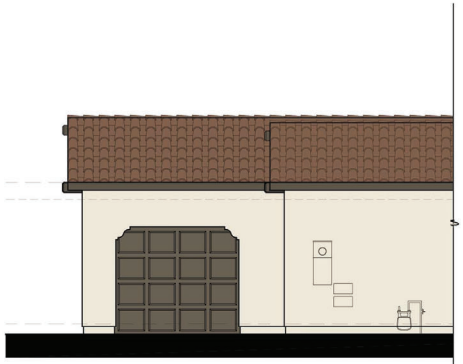


FRONT ELEVATION

CALI RANCH

OXFORD - S760 - A

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



RIGHT ELEVATION

CALI RANCH

SCALE: $\frac{1}{4}$" = 1'-0"

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JURUPA VALLEY, CALIFORNIA

JOB # : 109-20111

DATE: AUGUST 6th, 2020

- OXFORD S760 - ELEVATION A 3-CAR GARAGE OPTION

A46

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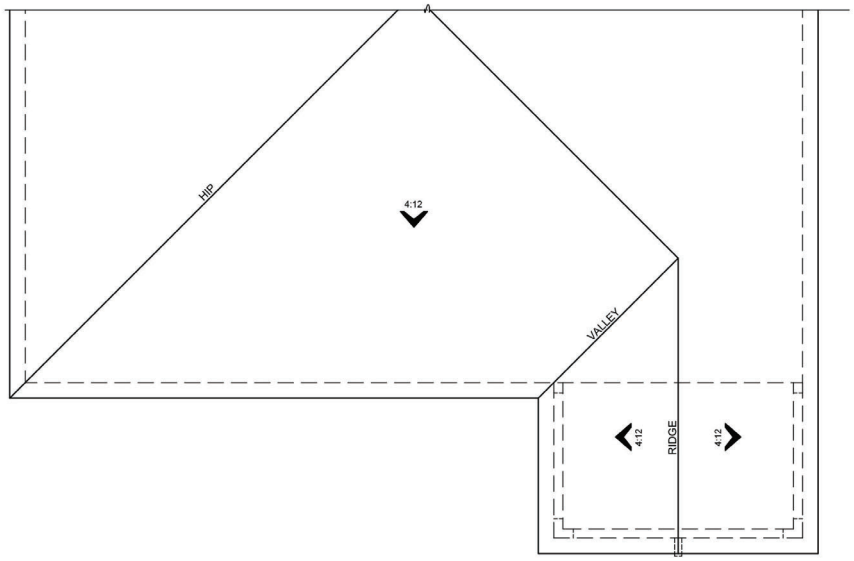
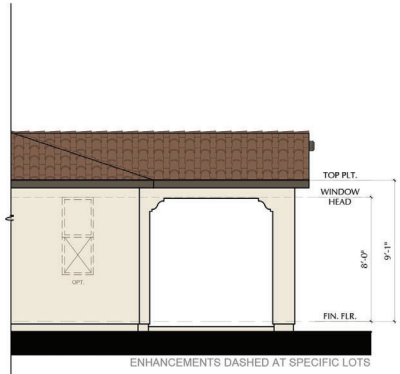
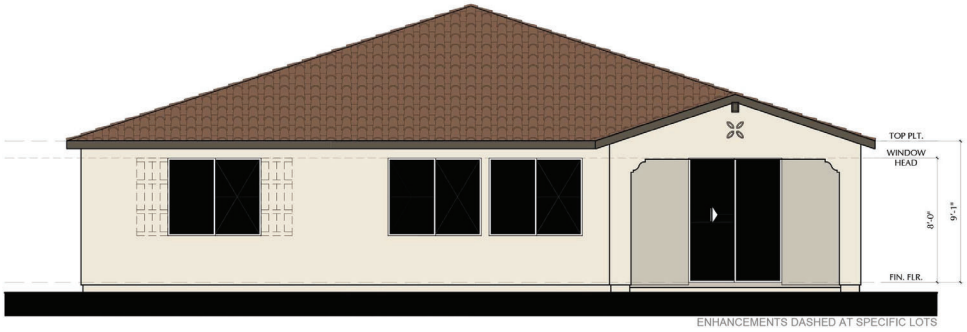




OXFORD - S760 - A

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

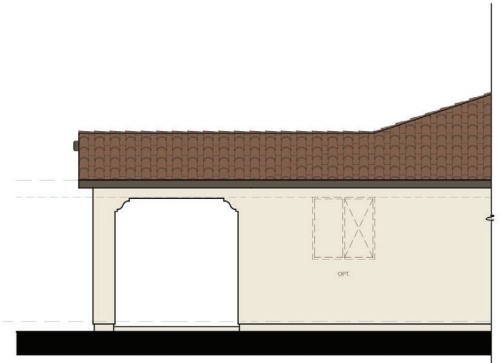


REAR ELEVATION

CALI RANCH

OXFORD - S760 - A

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



LEFT ELEVATION

CALI RANCH

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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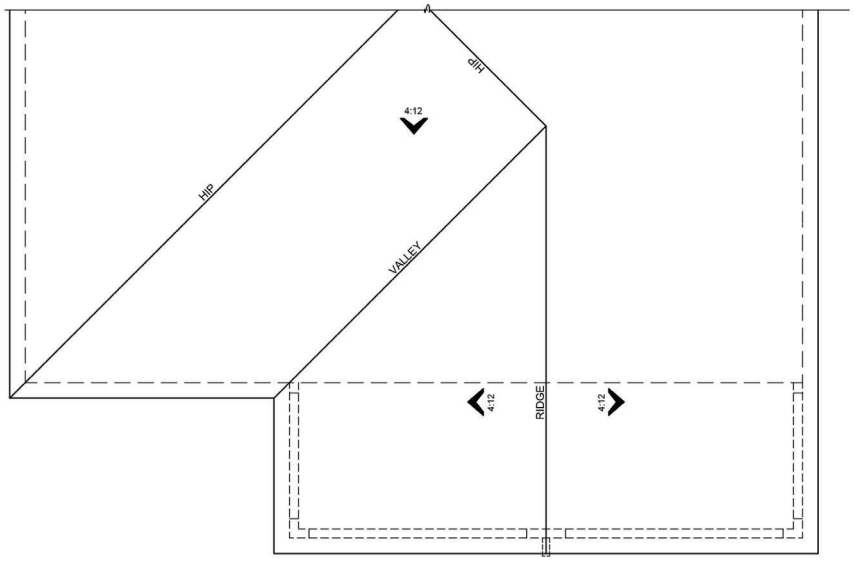
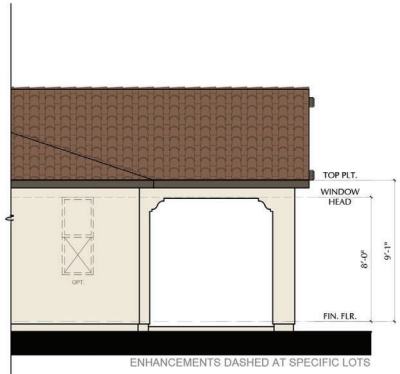
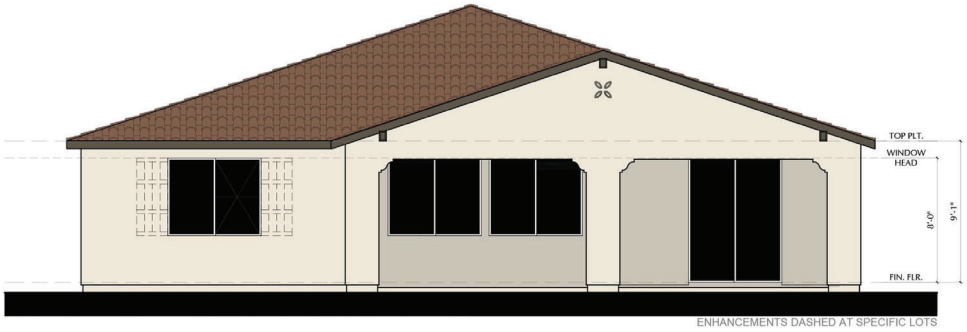




ENHANCEMENTS DASHED AT SPECIFIC LOTS

OXFORD - S760 - A

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



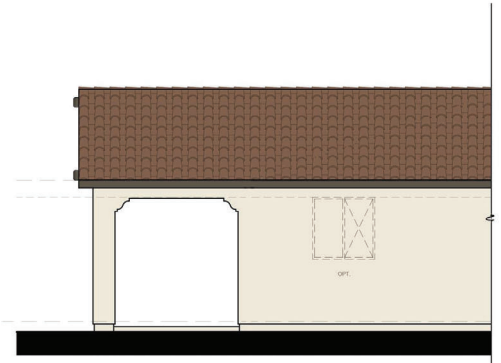
ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

CALI RANCH

OXFORD - S760 - A

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



LEFT ELEVATION

CALI RANCH

SCALE: $\frac{1}{4}$" = 1'-0"

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- OXFORD S760 -

ELEVATION A

EXT. COVERED PATIO OPT.

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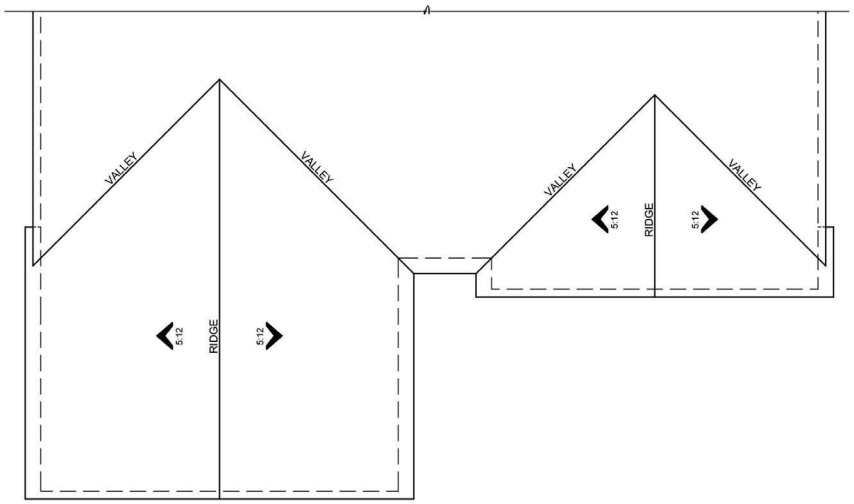

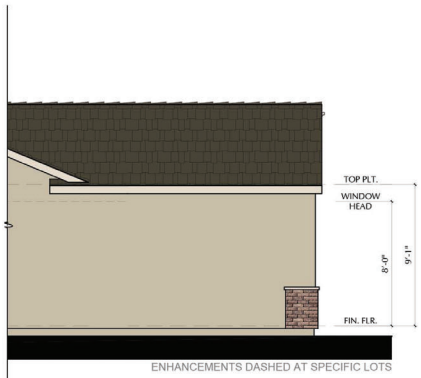

OXFORD - S760 - B

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

FRONT ELEVATION

FARMHOUSE

OXFORD - S760 - B

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

RIGHT ELEVATION

FARMHOUSE

SCALE: $\frac{1}{4}$" = 1'-0"

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- OXFORD S760 - ELEVATION B 3-CAR GARAGE OPTION

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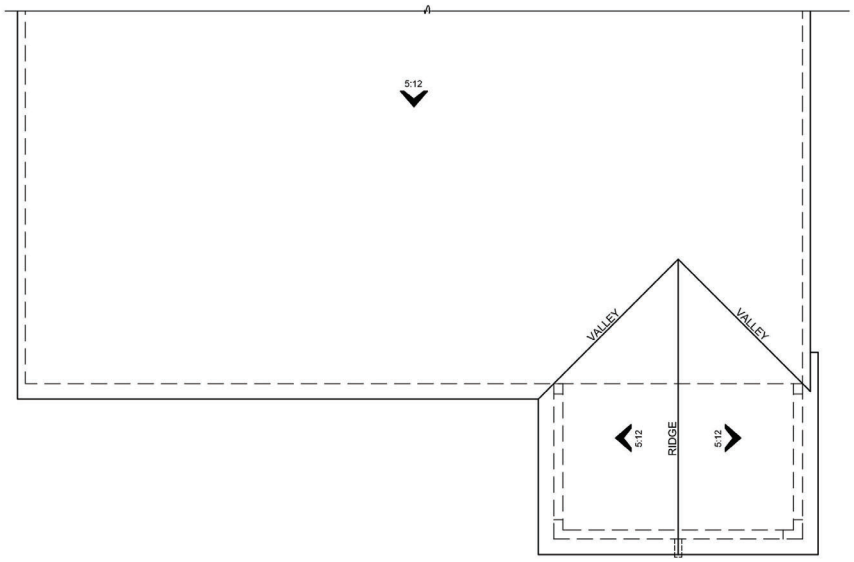
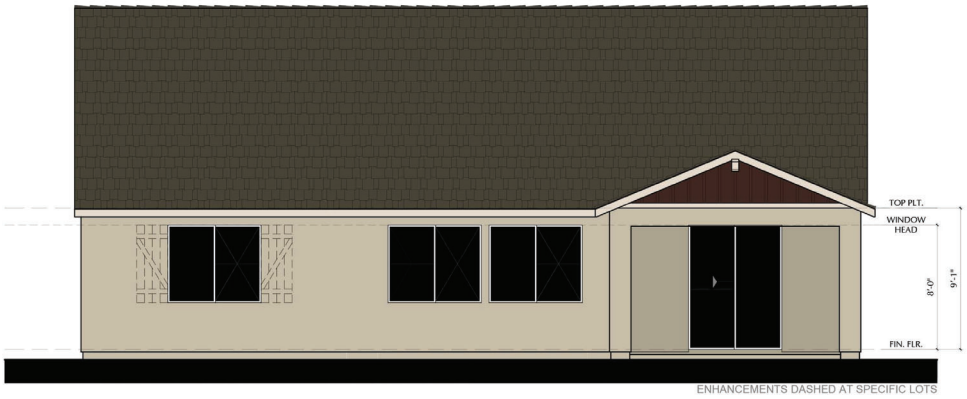


ENHANCEMENTS DASHED AT SPECIFIC LOTS

OXFORD - S760 - B

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



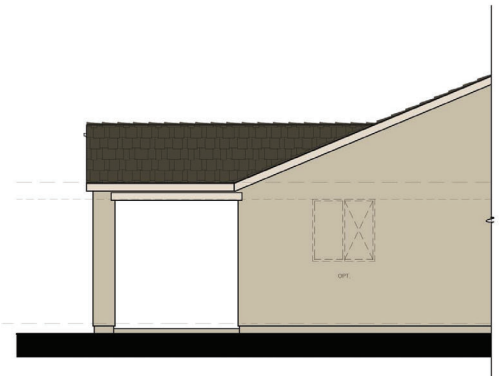
ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

FARMHOUSE

OXFORD - S760 - B

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



LEFT ELEVATION

FARMHOUSE

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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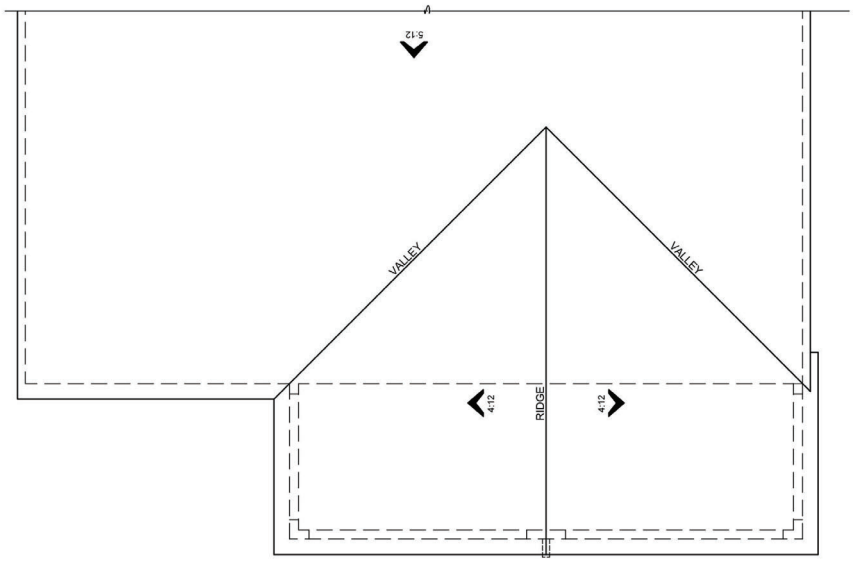
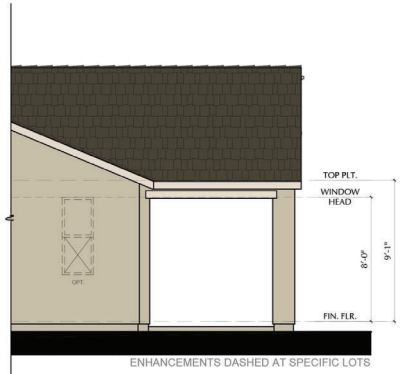
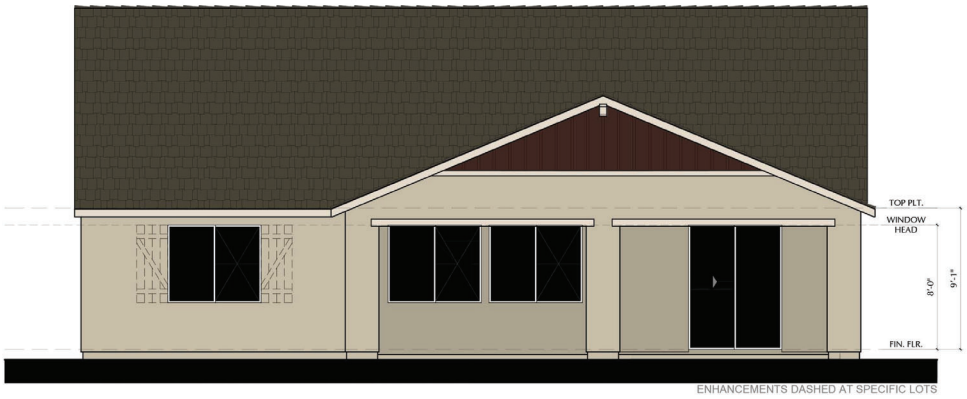




ENHANCEMENTS DASHED AT SPECIFIC LOTS

OXFORD - S760 - B

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



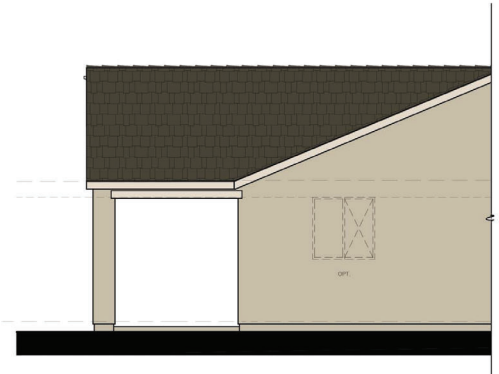
ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

FARMHOUSE

OXFORD - S760 - B

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



LEFT ELEVATION

FARMHOUSE

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- OXFORD S760 -

ELEVATION B

EXT. COVERED PATIO OPT.

A51

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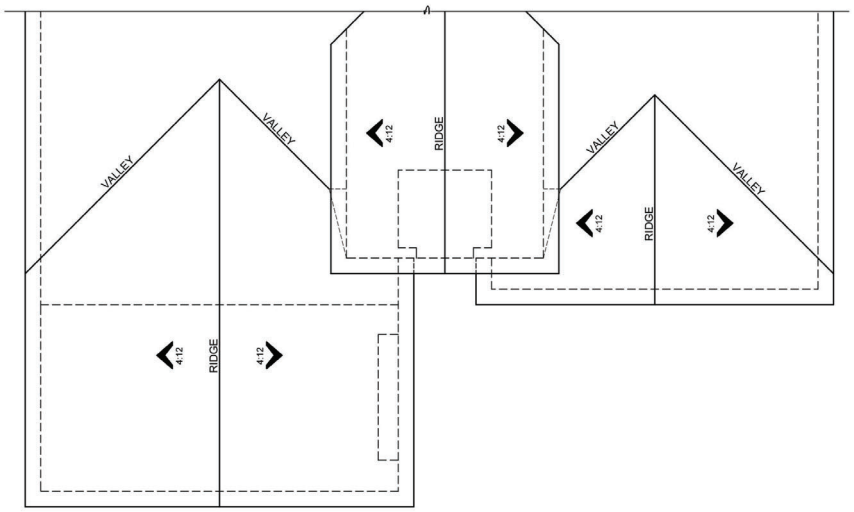

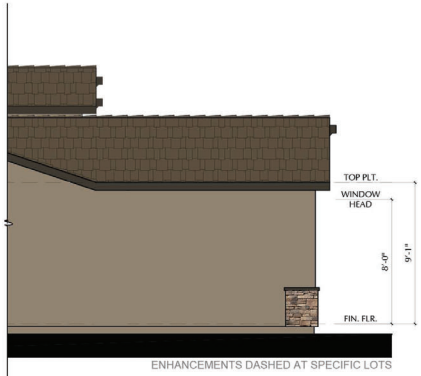

OXFORD - S760 - C

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

FRONT ELEVATION

CRAFTSMAN

OXFORD - S760 - C

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

RIGHT ELEVATION

CRAFTSMAN

SCALE: $\frac{1}{4}$" = 1'-0"

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- OXFORD S760 - ELEVATION C 3-CAR GARAGE OPTION

A52

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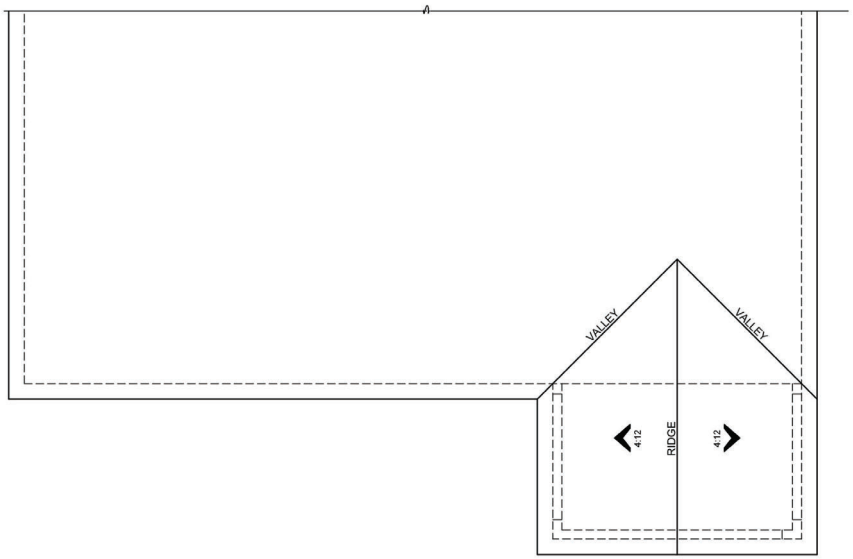
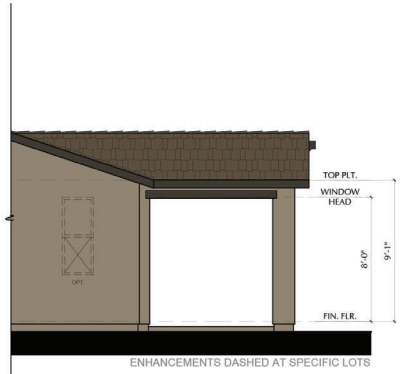
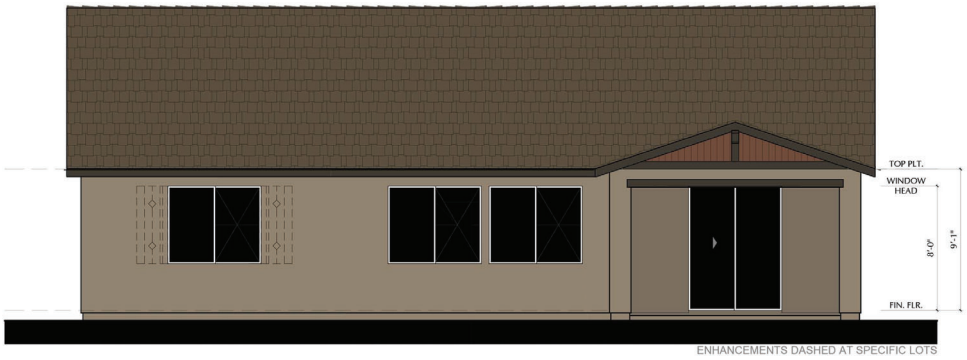




ENHANCEMENTS DASHED AT SPECIFIC LOTS

OXFORD - S760 - C

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



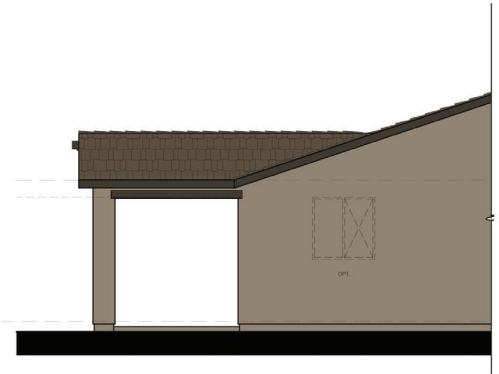
ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

CRAFTSMAN

OXFORD - S760 - C

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



LEFT ELEVATION

CRAFTSMAN

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- OXFORD S760 - ELEVATION C COVERED PATIO OPT.

A53

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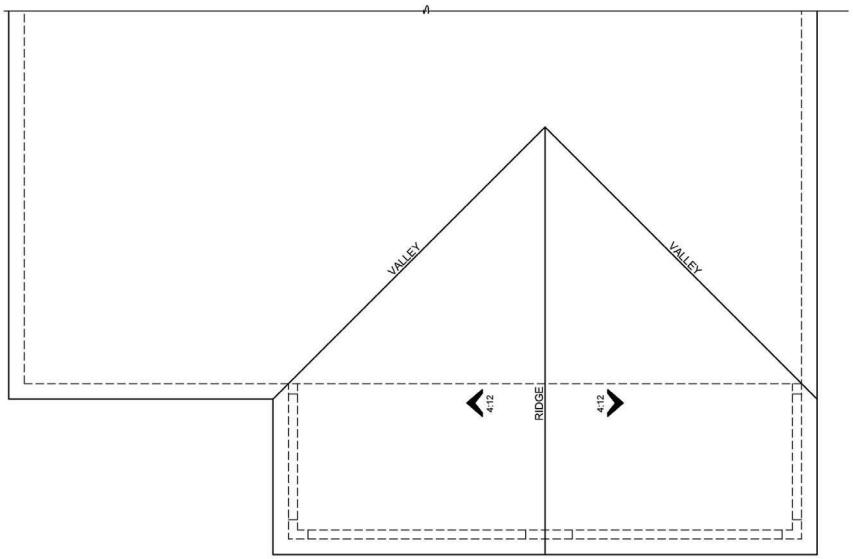
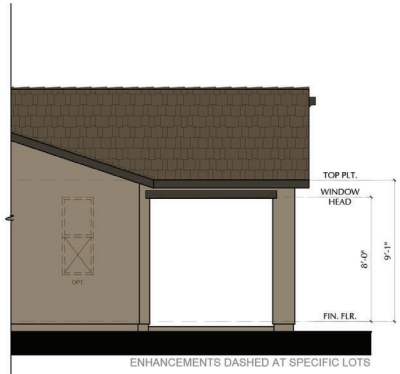
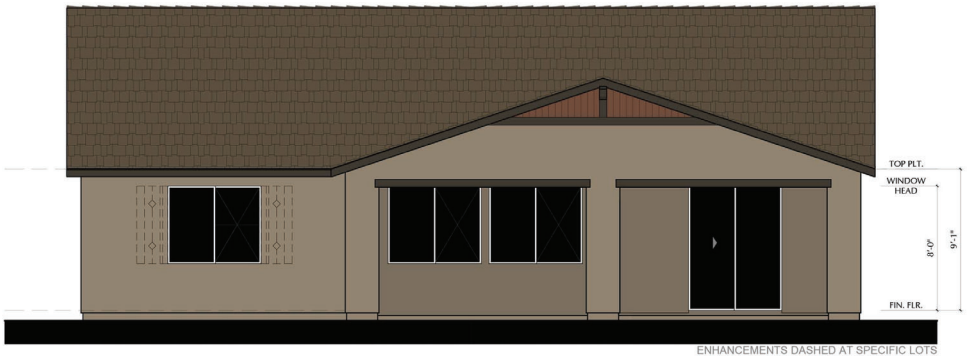




ENHANCEMENTS DASHED AT SPECIFIC LOTS

OXFORD - S760 - C

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



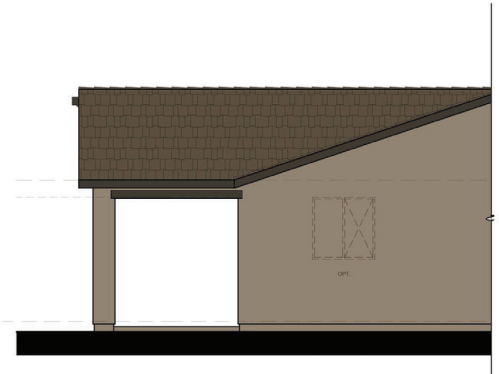
ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

CRAFTSMAN

OXFORD - S760 - C

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



LEFT ELEVATION

CRAFTSMAN

SCALE: $\frac{1}{4}$" = 1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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- OXFORD S760 -

ELEVATION C

EXT. COVERED PATIO OPT.

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'A' ELEVATIONS
'A'- CALI RANCH

SCHEME #1

BODY STUCCO

TRIM

SHUTTERS

FASCIAS & EAVES

ENTRY DOOR

GARAGE DOOR

ROOFING

SCHEME #2

BODY STUCCO

TRIM

SHUTTERS

FASCIAS & EAVES

ENTRY DOOR

GARAGE DOOR

ROOFING

SCHEME #3

BODY STUCCO

TRIM

SHUTTERS

FASCIAS & EAVES

ENTRY DOOR

GARAGE DOOR

ROOFING

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EXTERIOR COLOR
&
MATERIALS

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'B' ELEVATIONS
'B'- FARMHOUSE

SCHEME #4

BODY STUCCO

TRIM

BOARD & BATTEN

SHUTTERS

FASCIAS & EAVES

ENTRY DOOR

GARAGE DOOR

ROOFING

SCHEME #5

BODY STUCCO

TRIM

BOARD & BATTEN

SHUTTERS

FASCIAS & EAVES

ENTRY DOOR

GARAGE DOOR

ROOFING

SCHEME #6

BODY STUCCO

TRIM

BOARD & BATTEN

SHUTTERS

FASCIAS & EAVES

ENTRY DOOR

GARAGE DOOR

ROOFING

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'C' ELEVATIONS
'C'-CRAFTSMAN

SCHEME #7

BODY STUCCO

TRIM

SIDING

SHUTTERS

FASCIAS & EAVES

ENTRY DOOR

GARAGE DOOR

ROOFING

STONE VENEER

SCHEME #8

BODY STUCCO

TRIM

SIDING

SHUTTERS

FASCIAS & EAVES

ENTRY DOOR

GARAGE DOOR

ROOFING

STONE VENEER

SCHEME #9

BODY STUCCO

TRIM

SIDING

SHUTTERS

FASCIAS & EAVES

ENTRY DOOR

GARAGE DOOR

ROOFING

STONE VENEER

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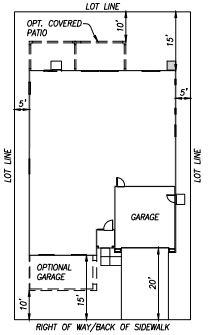
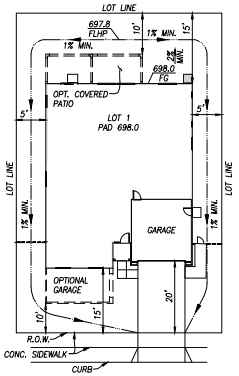
ATTACHMENT 2

Plotting (Building Footprint) Plan

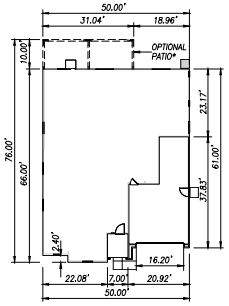
TRACT MAP 36823
PARADISE KNOLLS
LIMONITE AVENUE AND DOWNEY STREET



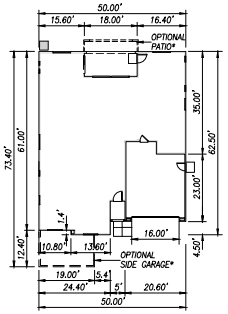
TYPICAL MINIMUM SETBACK
NOT TO SCALE



TYPICAL DRAINAGE DETAIL
NOT TO SCALE

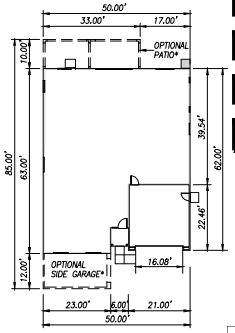


SD24P
PAIGE



S22D
DELANEY

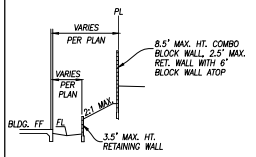
NOTE: IF OPTIONAL SIDE GARAGE IS NOT SELECTED ON LOT, HOME TO BE SHIFTED FORWARD TO MEET MINIMUM FRONT YARD SETBACK REQUIREMENTS.



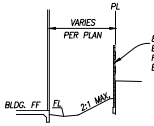
S760
OXFORD

NOTE: IF OPTIONAL SIDE GARAGE IS NOT SELECTED ON LOT, HOME TO BE SHIFTED FORWARD TO MEET MINIMUM FRONT YARD SETBACK REQUIREMENTS.

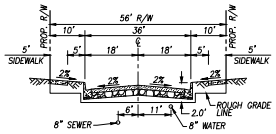
TYPICAL HOUSE DIMENSIONS
SCALE 1"=20'
*OPTIONAL PATIO AND/OR GARAGE ONLY SHOWN ON ACCOMMODATING LOTS



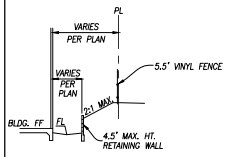
TYPICAL BACKYARD SECTION
LOTS 1–6, 24–27
N.T.S.



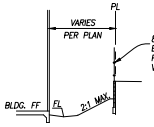
TYPICAL BACKYARD SECTION
LOTS 7–9, 32–37
N.T.S.



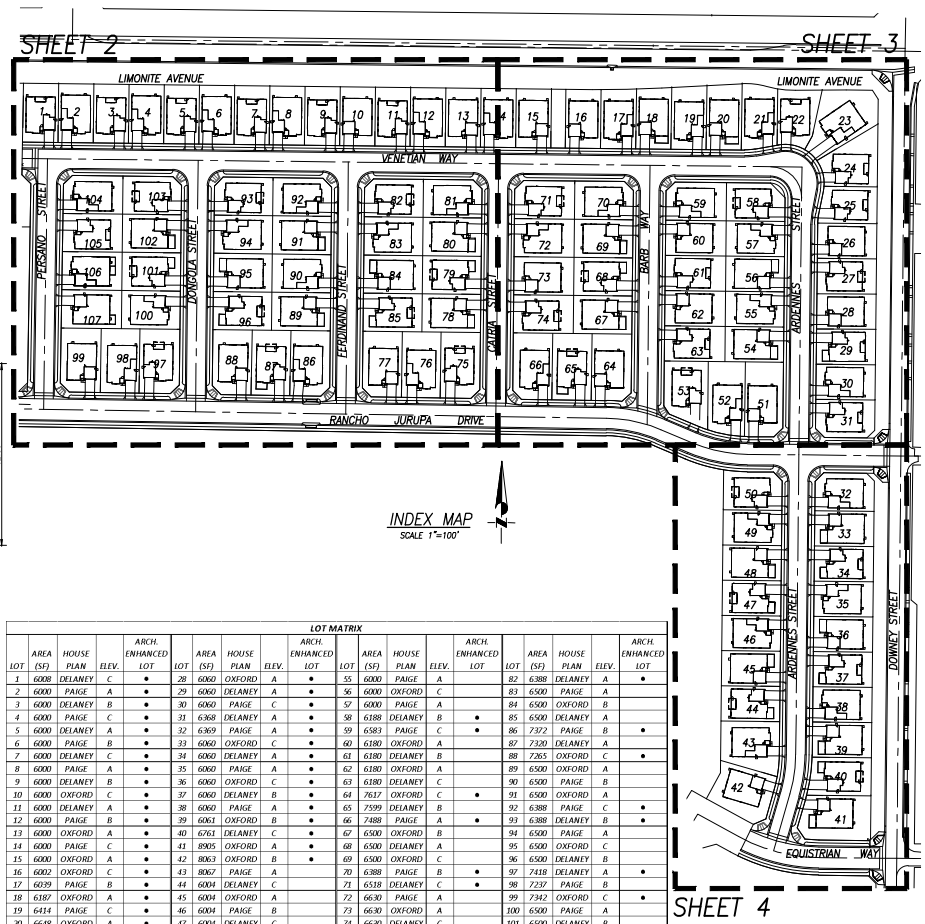
TYPICAL 56' R/W
STREET SECTION
N.T.S.



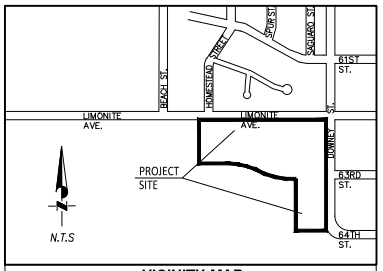
TYPICAL BACKYARD SECTION
LOTS 61–63
N.T.S.



TYPICAL BACKYARD SECTION
LOTS 59–60
N.T.S.



INDEX MAP
SCALE 1"=100'



VICINITY MAP
LIMONITE AVE. AND DOWNEY ST, JURUPA VALLEY, CA

GENERAL NOTES:

1. PROPOSED LAND USE: PARADISE KNOLLS SPECIFIC PLAN
2. DENSITY: 4.34 DU/AC
3. GROSS AREA: 24.63 ACRES
4. NET AREA: 16.87 ACRES
5. APNS: 162–230–001 & 162–230–006
6. SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENTS.

LEGAL DESCRIPTION:

LOTS 1 AND 2 OF TRACT MAP NO. 36822, AS SHOWN BY MAP ON FILE IN BOOK 465, PAGE 72 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

RESIDENTIAL PROJECT SUMMARY

TOTAL NUMBER OF LOTS	GROSS AREA (ACRES)	NET AREA (ACRES)	PROPOSED DENSITY (DU/AC)	BUILDING COVERAGE RATIO	LANDSCAPE COVERAGE RATIO	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES
107	24.63	16.87	4.34	31.4%	14.3%	214*	214

*ASSUMING 2 PARKING SPACES PER RESIDENCE.

LOT MIX TABLE

	OXFORD	OXFORD (REVERSE)	PAIGE	PAIGE (REVERSE)	DELANEY	DELANEY (REVERSE)
NO. OF LOTS	21	14	18	17	18	19

LOT MATRIX

LOT	AREA (SF)	HOUSE PLAN	ELEV.	ARCH. ENHANCED LOT	LOT	AREA (SF)	HOUSE PLAN	ELEV.	ARCH. ENHANCED LOT	LOT	AREA (SF)	HOUSE PLAN	ELEV.	ARCH. ENHANCED LOT	LOT	AREA (SF)	HOUSE PLAN	ELEV.	ARCH. ENHANCED LOT
1	6008	DELANEY	C	•	28	6060	OXFORD	A	•	55	6000	PAIGE	A		82	6388	DELANEY	A	•
2	6000	PAIGE	A	•	29	6060	DELANEY	A	•	56	6000	OXFORD	C		83	6500	PAIGE	A	
3	6000	DELANEY	B	•	30	6060	PAIGE	C	•	57	6000	PAIGE	A		84	6500	OXFORD	B	
4	6000	PAIGE	C	•	31	6368	DELANEY	A	•	58	6188	DELANEY	B	•	85	6500	DELANEY	A	
5	6000	DELANEY	A	•	32	6369	PAIGE	A	•	59	6583	PAIGE	C	•	86	7372	PAIGE	B	•
6	6000	PAIGE	B	•	33	6060	OXFORD	C	•	60	6180	OXFORD	A		87	7320	DELANEY	A	
7	6000	DELANEY	C	•	34	6060	DELANEY	A	•	61	6180	DELANEY	B		88	7265	OXFORD	C	•
8	6000	PAIGE	A	•	35	6060	PAIGE	A	•	62	6180	OXFORD	A		89	6500	OXFORD	A	
9	6000	DELANEY	B	•	36	6060	OXFORD	C	•	63	6180	DELANEY	C		90	6500	PAIGE	B	
10	6000	OXFORD	C	•	37	6060	DELANEY	B	•	64	7617	OXFORD	C	•	91	6500	OXFORD	A	
11	6000	DELANEY	A	•	38	6060	PAIGE	A	•	65	7599	DELANEY	B		92	6388	PAIGE	C	•
12	6000	PAIGE	B	•	39	6061	OXFORD	B	•	66	7488	PAIGE	A	•	93	6388	DELANEY	B	•
13	6000	OXFORD	A	•	40	6761	DELANEY	C	•	67	6500	OXFORD	B		94	6500	PAIGE	A	
14	6000	PAIGE	C	•	41	8905	OXFORD	A	•	68	6500	DELANEY	A		95	6500	OXFORD	C	
15	6000	OXFORD	A	•	42	8063	OXFORD	B	•	69	6500	OXFORD	C		96	6500	DELANEY	B	
16	6002	OXFORD	C	•	43	8067	PAIGE	A		70	6388	PAIGE	B	•	97	7418	DELANEY	A	•
17	6039	PAIGE	B	•	44	6004	DELANEY	C		71	6518	DELANEY	C	•	98	7237	PAIGE	B	
18	6187	OXFORD	A	•	45	6004	OXFORD	A		72	6630	PAIGE	A		99	7342	OXFORD	C	•
19	6414	PAIGE	C	•	46	6004	PAIGE	B		73	6630	OXFORD	A		100	6500	PAIGE	A	
20	6648	OXFORD	A	•	47	6004	DELANEY	C		74	6630	DELANEY	C		101	6500	DELANEY	B	
21	6514	PAIGE	C	•	48	6004	OXFORD	B		75	7457	DELANEY	B	•	102	6500	OXFORD	C	
22	6247	DELANEY	A	•	49	6004	PAIGE	A		76	7403	PAIGE	C		103	6388	DELANEY	A	•
23	9669	PAIGE	B	•	50	6431	DELANEY	B	•	77	7348	OXFORD	A	•	104	6465	PAIGE	B	•
24	7422	DELANEY	A	•	51	8174	OXFORD	C	•	78	6500	OXFORD	B		105	6599	DELANEY	A	
25	6072	DELANEY	C	•	52	7787	PAIGE	A		79	6500	DELANEY	A		106	6621	PAIGE	C	
26	6060	OXFORD	B	•	53	7594	DELANEY	B	•	80	6500	OXFORD	C		107	6644	OXFORD	B	
27	6060	DELANEY	B	•	54	6000	OXFORD	B		81	6388	PAIGE	B	•					

BENCH MARK:
RIVERSIDE COUNTY BM NO. M.L. 13–83

ALUMINUM DISK ON CONCRETE POST AT THE SOUTHEAST CORNER OF LIMONITE AVENUE AND FELSPAR STREET

DEVELOPER:
RICHMOND AMERICAN HOMES
391 N. MAIN STREET, SUITE 205
CORONA, CA 92880
CONTACT PERSON: EDGAR GOMEZ

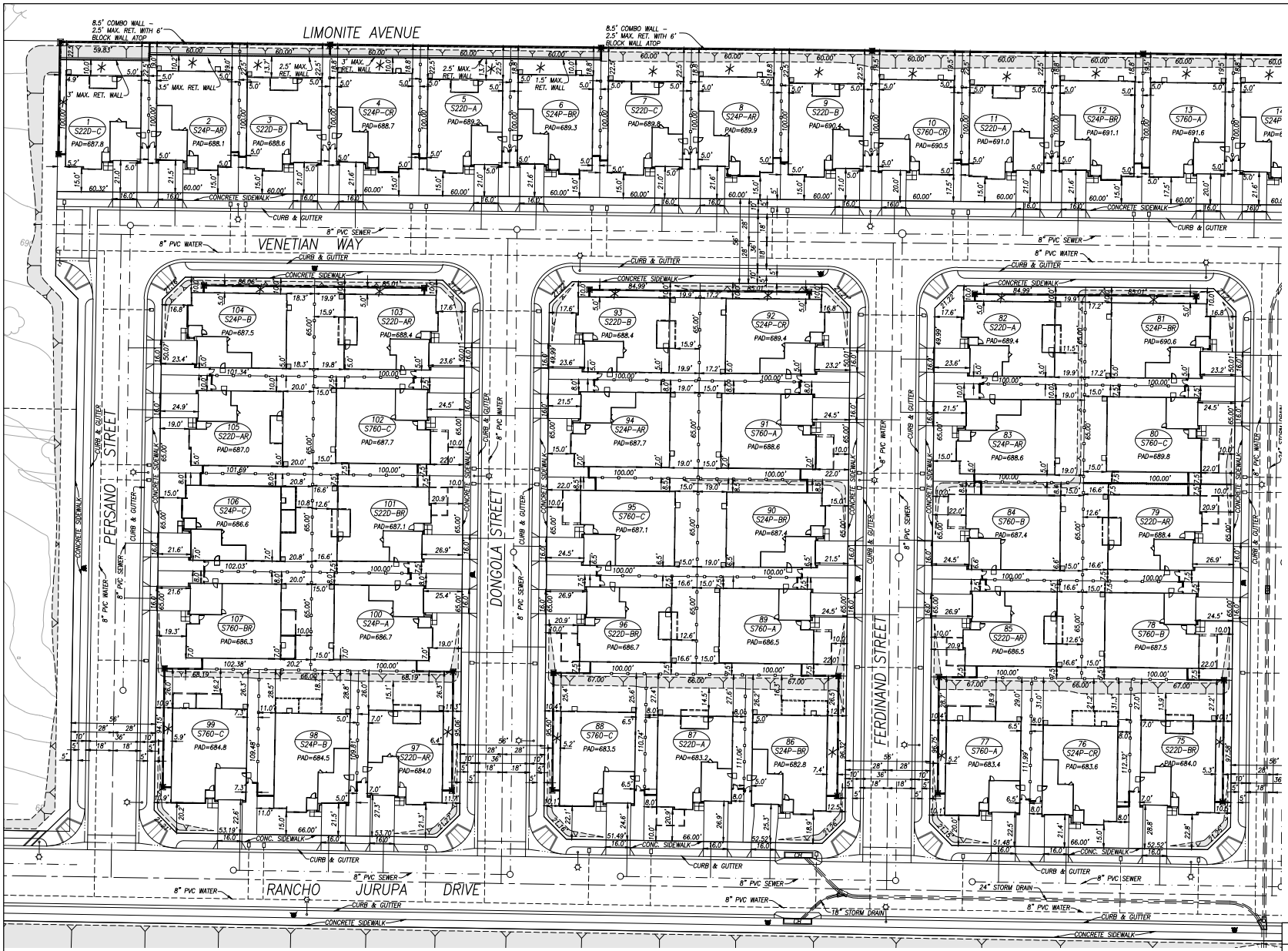
REGISTERED PROFESSIONAL ENGINEER SIEW HUAT NG NO. 46026 EXP. 12-31-2020 CIVIL STATE OF CALIFORNIA

PREPARED BY:
UNITED CIVIL INC
30141 Agoura Road, Suite 215
Agoura Hills, CA 91301
PH: (818) 707-8648

NO.	DATE	REVISIONS	BY	APPR
4				
3				
2				
1				

CITY OF JURUPA VALLEY
SITE PLAN
PARADISE KNOLLS
TRACT NO. 36823
LIMONITE AVENUE AND DOWNEY STREET
JURUPA VALLEY, CA
SHEET 1 OF 4 SHEETS
PLAN DATE: 8/6/2020

PARADISE KNOLLS SITE PLAN



LEGEND

- 3 / 5CR — LOT NUMBER / HOUSE MODEL NO.
- VINYL SIDEYARD FENCE
- SPLIT-FACED BLOCK WALL NON-RETAINING
- SPLIT-FACED BLOCK WALL SIDEYARD RETURN WALL NON-RETAINING
- COMBO WALL (2'-6" MAX. RET. WALL WITH 6' HIGH SPLIT-FACED BLOCK WALL ATOP)
- COMBO WALL (3'-0" MAX. RET. WALL WITH 5'-6' HIGH VINYL FENCE ATOP)
- MASONRY RETAINING WALL, HEIGHT PER PLAN
- 2:1 SLOPE
- STREET LIGHT
- FIRE HYDRANT
- 24" SQ. BLOCK PILASTER
- 3' WIDE SIDEYARD ACCESS GATE
- ARCHITECTURAL ENHANCEMENTS

SCALE: 1" = 30'

0 30 60 90

DEVELOPER:
RICHMOND AMERICAN HOMES
391 N. MAIN STREET, SUITE 205
CORONA, CA 92880
CONTACT PERSON: EDGAR GOMEZ

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NO.	DATE	REVISIONS	BY	APPR
4				
3				
2				
1				

CITY OF JURUPA VALLEY

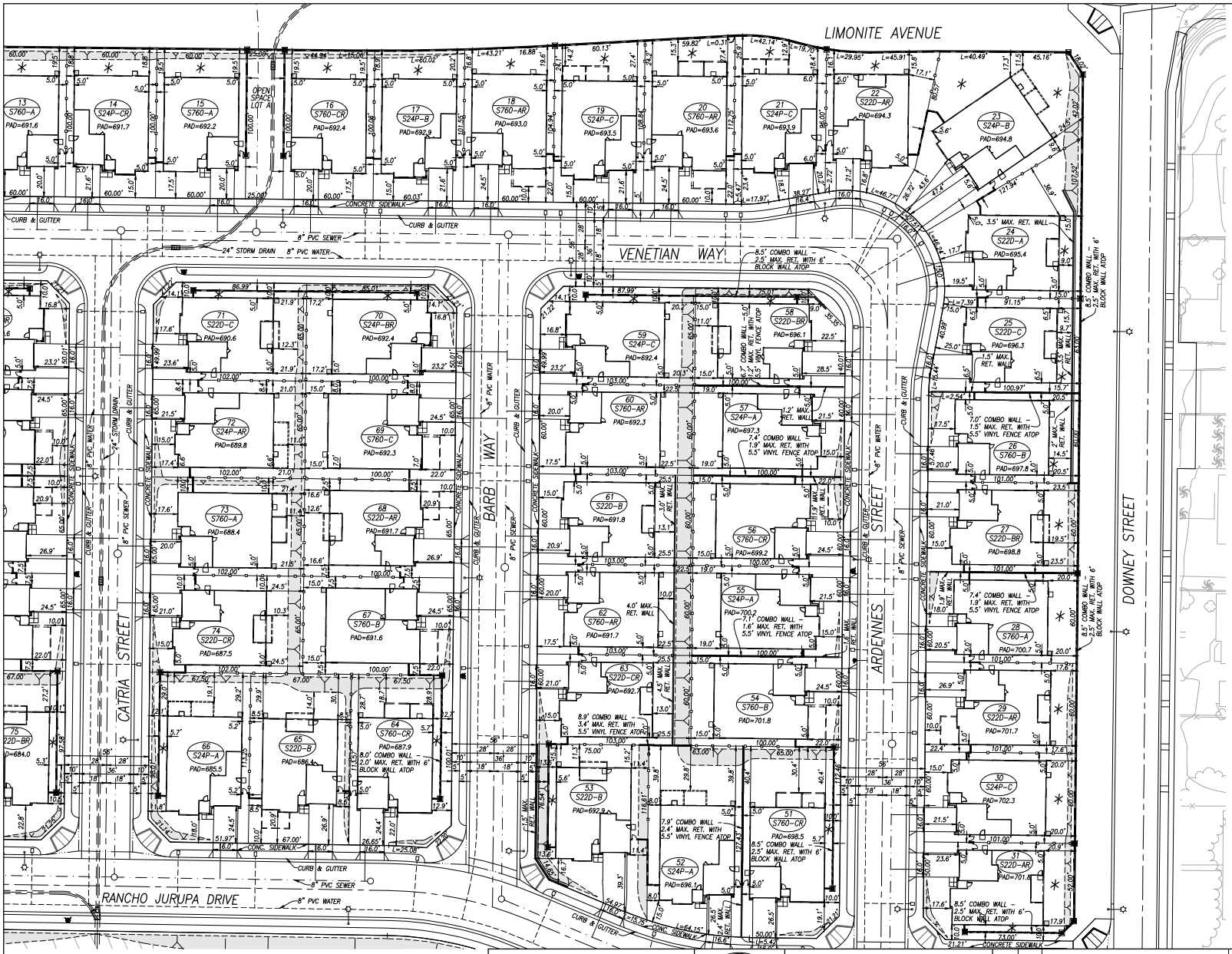
SITE PLAN

PARADISE KNOLLS
TRACT NO. 36823
LIMONITE AVENUE AND DOWNEY STREET
JURUPA VALLEY, CA

SHEET 2 OF 4 SHEETS

PLAN DATE: 8/6/2020

PARADISE KNOLLS SITE PLAN



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- 3' WIDE SIDEYARD ACCESS GATE
- ARCHITECTURAL ENHANCEMENTS

SCALE: 1" = 30'

0 30 60 90

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30141 Agoura Road, Suite 215
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PH: (818) 707-8648

NO.	DATE	REVISIONS	BY	APPR
4				
3				
2				
1				

CITY OF JURUPA VALLEY

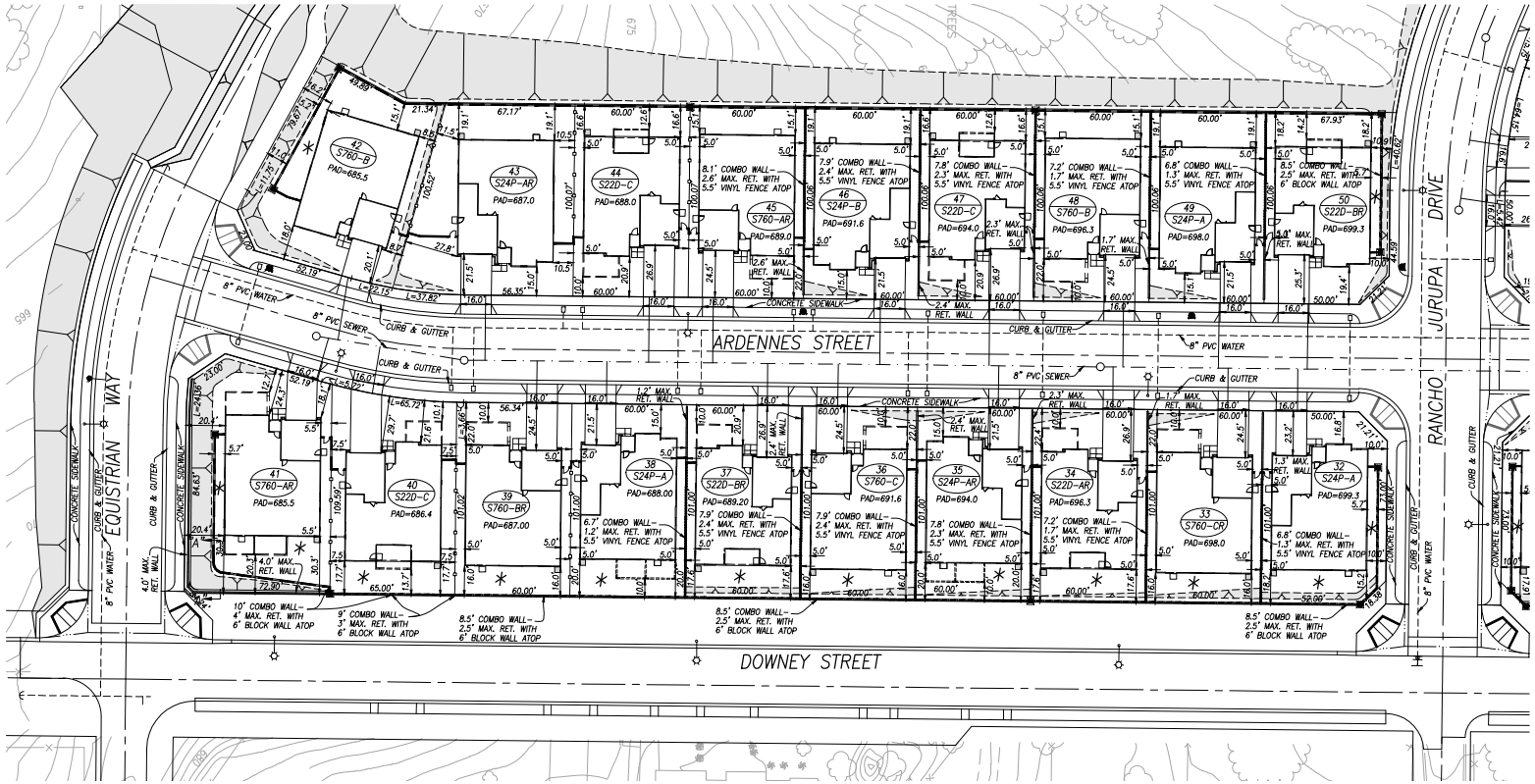
SITE PLAN

PARADISE KNOLLS
TRACT NO. 36823
LIMONITE AVENUE AND DOWNEY STREET
JURUPA VALLEY, CA

SHEET 3 OF 4 SHEETS

PLAN DATE: 8/6/2020

PARADISE KNOLLS SITE PLAN



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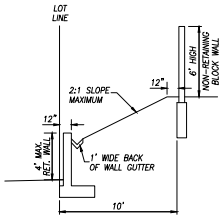
- MASONRY RETAINING WALL, HEIGHT PER PLAN
- 2:1 SLOPE
- STREET LIGHT
- FIRE HYDRANT
- 24" SQ. BLOCK PILASTER
- 3' WIDE SIDEYARD ACCESS GATE
- ARCHITECTURAL ENHANCEMENTS



SECTION "A"–"A"
NOT TO SCALE

SCALE: 1" = 30'
0 30 60 90

DEVELOPER:
RICHMOND AMERICAN HOMES
391 N. MAIN STREET, SUITE 205
CORONA, CA 92880
CONTACT PERSON: EDGAR GOMEZ

REGISTERED PROFESSIONAL ENGINEER SIEW HUAT NG NO.46026 EXP.12–31–2020 CIVIL STATE OF CALIFORNIA

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CITY OF JURUPA VALLEY
SITE PLAN
PARADISE KNOLLS
TRACT NO. 36823
LIMONITE AVENUE AND DOWNEY STREET
JURUPA VALLEY, CA
SHEET 4 OF 4 SHEETS
PLAN DATE: 8/6/2020

PARADISE KNOLLS SITE PLAN

WALL AND FENCE LEGEND

SYMBOL	DESCRIPTION
	REFER TO CIVIL ENGINEER'S WALL AND FENCE PLANS
	24"SQ. BLOCK PILASTER
	SPLIT FACE BLOCK WALL
	2-6" MAX. LOW RETAINING WALL WITH 6'-0" HIGH BLOCK WALL ON TOP
	VINYL PRIVACY FENCE
	3'-0" MAX. LOW RETAINING WALL WITH 5'-6" HIGH VINYL PRIVACY FENCE ON TOP
	3' WIDE SIDEYARD ACCESS GATE
	MASONRY RETAINING WALL

PLANTING SYMBOL LEGEND

SYMBOL	TREE DESCRIPTION	SIZE	QUANTITY
	CANOPY EVERGREEN TREE	24" BOX	18
	CANOPY DECIDUOUS TREE	24" BOX	0
	VERTICAL / SCREEN (EVERGREEN) TREE	24"-BOX	83
	VERTICAL / SCREEN (DECIDUOUS) TREES	15-GALLON	65
	ACCENT TREE	24"-BOX	113
	ACCENT TREE	15-GALLON	85
	VINES	15-GALLON	150

PROJECT TOTALS:

PROJECT GROSS ACREAGE:	24.63 AC
PROJECT NET ACREAGE:	16.87 AC
NEW FRONT YARD LANDSCAPE:	2.56 AC
TURF PERCENTAGE:	0%

TREES:

24" BOX TREES:	327
15-GALLON TREES:	107
TOTAL TREES:	434

NOTES:

TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TWENTY FEET (20') FROM STREET LIGHTS, A MINIMUM OF TEN FEET (10') FROM ALL UNDERGROUND UTILITIES, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR DECISION ON PLACEMENT.

TREES ARE TO BE STAKED WITH THREE (3) - 3" LOG POLE STAKES AND 9 TREE TIES.

EACH TREES ARE TO BE PROVIDED A BUBBLER.

SLOPE OVER 3 FEET IN VERTICAL HEIGHT MUST BE LANDSCAPED AND HAVE PERMANENT IRRIGATION FOR EROSION CONTROL. SLOPES ABOVE 15' TALL ARE TO BE PLANTED WITH ONE (1) SHRUB AT 10' O.C. AND ONE (1) 15 GALLON TREE AT 20' O.C. MAXIMUM IN ADDITION TO PERMANENT IRRIGATION AND GROUNDCOVER. RECOMMENDED TO PLANT SLOPE HEIGHT ABOVE 30 INCHES TO ALLOW FOR ANY DISCREPANCIES.

LANDSCAPE MAINTENANCE AND THE LANDSCAPE WARRANTY IS TO BE 1 YEAR.

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE CITY OF JURUPA VALLEY STANDARDS FOR LANDSCAPE DEVELOPMENT [RIVERSIDE COUNTY AS APPLICABLE]
2. COMPLIANCE STATEMENT SHOULD INCLUDE APPLICANT'S WET SIGNATURE AND DATE WITH STATEMENT, " I AGREE TO COMPLY WITH THE CRITERIA OF THE CITY OF JURUPA VALLEY WATER USE EFFICIENCY ORDINANCE".
3. THE PLANT MATERIAL, SUPPLIER AND/OR LANDSCAPE CONTRACTOR SHALL PROVIDE GUARANTEED EVIDENCE TO THE CITY LANDSCAPE INSPECTOR THAT ALL PLANT MATERIALS IS CONSISTENT WITH THE APPROVED PLANT LEGEND CONSIDERING GENUS, SPECIES, CULTIVARS, AND SIZE SPECIFIED. ALL PLANT MATERIAL NOT CONSISTENT WITH THE PLANT LEGEND MAY BE REJECTED.
4. ALL TREES SHALL EQUAL OF SURPASS "BRIDGHTVIEW TREE COMPANY" STANDARD FOR SIZE AND QUALITY. (WWW.BRIGHTVIEW.COM)
5. ALL SHRUB AND GROUNDCOVER SHALL EQUAL OR SURPASS "MONROVIA NURSERY" STANDARD FOR SIZE AND QUALITY. (WWW.MONROVIA.COM)
6. ALL REVISIONS AND CHANGE ORDERS TO THE APPROVED LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS ARE SUBJECTED TO THE REVIEW AND APPROVAL OF THE CITY LANDSCAPE ARCHITECT BEFORE WORK MAY CONTINUE. MINOR CHANGES ARE TO BE BY TELEPHONE FACSIMILE TO THE CITY LANDSCAPE ARCHITECT AND THE LANDSCAPE INSPECTOR. MAJOR CHANGES ARE TO BE DONE WITH TWO REVISED BONDS BEING SENT TO THE CITY WITH NOTIFICATION GIVEN TO THE CITY LANDSCAPE INSPECTOR.

NOTES:

ALL EXPOSED LANDSCAPE SURFACES SHALL BE MULCHED WITH A MINIMUM OF THREE (3") LAYER OF MATERIAL EXCEPT IN AREAS WITH GROUNDCOVER PLANTED FROM FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE-HALF INCH (1-1/2").

NOTES:

TREES SHALL BE LOCATED A MINIMUM OF TEN (10) FEET FROM DRIVEWAYS PER CITY ORDINANCE.

FOR CORNER LOTS, STREET TREES SHALL BE REQUIRED ON BOTH STREET FRONTAGES, PROVIDED SUCH PLANTING DOES NOT INTERFERE WITH SITE DISTANCE AND SETBACKS.

STREET TREES SHALL NOT BE REQUIRED ALONG STREET FRONTAGES WHERE NOISE ATTENUATION WALLS EXIST OR WILL BE REQUIRED.

PARADISE KNOLLS AT JURUPA VALLEY | Preliminary Site Landscape Design

SCALE: 1" = 40' - 0"

0 40 80 120 160

NORTH

SMP ENVIRONMENTAL DESIGN

SUMMERS/MURPHY & PARTNERS, INC.
34397 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443 3446

Richmond American Homes | 391 North Main Street, Suite 205, Corona, CA 92880 | August 7, 2020

ATTACHMENT 3

Internal Tract Landscape Plans with Walls and Fence

PRELIMINARY PLANT PALETTE

BOTANICAL NAMES:	COMMON NAMES:	MINIMUM SIZE:	W.U.C.O.L.S. IV REGION 4
TREES			
CANOPY DECIDUOUS			
PLANTANUS x ACERIFOLIA 'BLOODGOOD'	(BLOODGOOD LONDON PLAN TREE)	24"-BOX	MODERATE
PLATANUS RACEMOSA	(CALIFORNIA SYCAMORE)	24"-BOX	MODERATE
QUERCUS LOBATA	VALLEY OAK	24"-BOX	MODERATE
CANOPY EVERGREEN			
ARBUTUS 'MARINA'	(MADRONE)	24"-BOX	MODERATE
LYONOTHAMNUS FLORIBUNDUS 'ASPLENIFOLIUS'	(SANTA CRUZ IRON WOOD)	24"-BOX	LOW
ACCENT			
ARBUTUS UNEDO	(STRAWBERRY TREE)	24"-BOX	LOW
CERCIS OCCIDENTALIS	(WESTERN REDBUD)	24"-BOX	LOW
CHILOPSIS LINEARIS	(DESERT WILLOW)	24"-BOX	LOW
PROSOPIS GLANDULOSA TORREYANA	(WESTERN HONEY MESQUITE)	24"-BOX	LOW
PRUNUS ILICIFOLIA	(HOLLYLEAF CHERRY)	24"-BOX	VERY LOW
PSOROTHAMNUS SPINOSUS	(SMOKE TREE)	24"-BOX	LOW
VERTICAL / SCREEN			
PINUS BRUTIA ELDARICA	(MONDELL PINE)	15-GAL.	LOW
LOPHOSTEMON CONFERTUS	(BRISBANE BOX)	15-GAL.	LOW
VINES			
CLYTOSTOMA CALLISTEGIODES	(VIOLET TRUMPET VINE)	15-GAL.	MODERATE
GELSEMIUM SEMPERVIRENS	(CAROLINA JESSAMINE)	15-GAL.	MODERATE
SHRUBS AND OTHER			
LARGE / FOUNDATION			
HETEROMELES ARBUTIFOLIA	(TOYON)	5-GAL.	LOW
JUNIPERUS SPECIES	(JUNIPER)	5-GAL.	MODERATE
LIGUSTRUM JAPONICUM 'TEXANUM'	(TEXAS WAXLEAF PRIVET)	5-GAL.	MODERATE
RHUS INTEGRIFOLIA	(LEMONADE BERRY)	5-GAL.	LOW
VIBURNUM SUSPENSUM	(SANDANKWA VIBURNUM)	5-GAL.	MODERATE
YUCCA SPECIES	(YUCCA)	5-GAL.	VERY LOW
MEDIUM / MIDSTORY			
AGAVE SPECIES	(AGAVE)	5-GAL.	LOW
ALOE SPECIES	(ALOE)	5-GAL.	LOW
BERBERIS SPECIES	(BARBERRY)	5-GAL.	LOW / MODERATE
LAVATERA MARITIMA	(TREE MALLOW)	5-GAL	MODERATE
ROSA SPECIES	(ROSES)	5-GAL.	MODERATE
SALVIA SPECIES	(SAGE)	5-GAL.	LOW / MODERATE
VERBENA SPECIES	(VERBENA)	5-GAL.	LOW / MODERATE
SMALL / ACCENT			
CEANOTHUS SPECIES	(WILD LILAC)	1-GAL.	LOW
HEUCHERA SPECIES	(CORAL BELLS)	1-GAL.	MODERATE
LANTANA SPECIES	(LANTANA)	1-GAL.	LOW
SALVIA SPECIES	(SAGE)	1-GAL.	LOW / MODERATE
ORNAMENTAL GRASSES			
BOUTELOUA GRACILIS 'BLONDE AMBITION'	(BLONDE AMBITION BLUE GRAMMA GRASS)	1-GAL.	LOW
FESTUCA OVINA GLAUCA	(BLUE FESCUE)	1-GAL.	MODERATE
JUNCUS SPECIES	(RUSH)	1-GAL.	LOW
LEYMUS CONDENSATUS 'CANYON PRINCE'	(CANYON PRINCE WILD RYE)	1-GAL.	LOW
MUHLENBERGIA SPECIES	(DEER GRASS)	1-GAL.	LOW
NASSELLA SPECIES	(NEEDLE GRASS)	1-GAL.	LOW
GROUND COVERS			
BACCHARIS PILULARIS	(COYOTE BRUSH)	FLATS	LOW
CEANOTHUS SPECIES	(WILD LILAC)	FLATS	LOW / MODERATE
SUCCULENTS			
AGAVE SPECIES	(AGAVE)	1-GAL.	VERY LOW / LOW
ALOE SPECIES	(ALOE)	1-GAL.	LOW

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE CITY OF JURUPA VALLEY STANDARDS FOR LANDSCAPE DEVELOPMENT [RIVERSIDE COUNTY AS APPLICABLE]
2. COMLIANCE STATEMENT SHOULD INCLUDE APPLICANT'S WET SIGNATURE AND DATE WITH STATEMENT, " I AGREE TO COMPLY WITH THE CRITERIA OF THE CITY OF JURUPA VALLEY WATER USE EFFICIENCY ORDINANCE".
3. THE PLANT MATERIAL SUPPLIER AND/OR LANDSCAPE CONTRACTOR SHALL PROVIDE GUARANTEED EVIDENCE TO THE CITY LANDSCAPE INSPECTOR THAT ALL PLANT MATERIALS IS CONSISTENT WITH THE APPROVED PLANT LEGEND CONSIDERING GENUS, SPECIES, CULTIVARS, AND SIZE SPECIFIED. ALL PLANT MATERIAL NOT CONSISTENT WITH THE PLANT LEGEND MAY BE REJECTED.
4. ALL TREES SHALL EQUAL OF SURPASS "BRIDGHTVIEW TREE COMPANY" STANDARD FOR SIZE AND QUIALITY. (WWW.BRIGHTVIEW.COM)
5. ALL SHRUB AND GROUNDCOVER SHALL EQUAL OR SURPASS "MONROVIA NURSERY" STANDARD FOR SIZE AND QUIALITY. (WWW.MONROVIA.COM)
6. ALL REVISIONS AND CHANGE ORDERS TO THE APPROVED LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS ARE SUBJECTED TO THE REVIEW AND APPROVAL OF THE CITY LANDSCAPE ARCHITECT BEFORE WORK MAY CONTINUE. MINOR CHANGES ARE TO BE BY TELEPHONE FACSIMILE TO THE CITY LANDSCAPE ARCHITECT AND THE LANDSCAPE INSPECTOR. MAJOR CHANGES ARE TO BE DONE WITH TWO REVISED BONDS BEING SENT TO THE CITY WITH NOTIFICATION GIVEN TO THE CITY LANDSCAPE INSPECTOR.

PLANTING SYMBOL LEGEND

SYMBOL	TREE DESCRIPTION	SIZE	QUANTITY
	CANOPY EVERGREEN TREE	24" BOX	5
	CANOPY DECIDUOUS TREE	24" BOX	3
	VERTICAL / SCREEN (EVERGREEN) TREE	24"-BOX	24
	VERTICAL / SCREEN (DECIDUOUS) TREES	15-GALLON	0
	ACCENT TREE	24"-BOX	23
	ACCENT TREE	15-GALLON	22
	VINES	15-GALLON	35

WALL AND FENCE LEGEND

SYMBOL	DESCRIPTION
	REFER TO CIVIL ENGINEER'S WALL AND FENCE PLANS
	24"SQ. BLOCK PILASTER
	SPLIT FACE BLOCK WALL
	2-6' MAX. LOW RETAINING WALL WITH 6'-0" HIGH BLOCK WALL ON TOP
	VINYL PRIVACY FENCE
	3'-0" MAX. LOW RETAINING WALL WITH 5'-6" HIGH VINYL PRIVACY FENCE ON TOP
	3' WIDE SIDEYARD ACCESS GATE
	MASONRY RETAINING WALL

NOTES:

TREES SHALL BE LOCATED A MINIMUM OF TEN (10) FEET FROM DRIVEWAYS PER CITY ORDINANCE.

FOR CORNER LOTS, STREET TREES SHALL BE REQUIRED ON BOTH STREET FRONTAGES, PROVIDED SUCH PLANTING DOES NOT INTERFERE WITH SITE DISTANCE AND SETBACKS.

STREET TREES SHALL NOT BE REQUIRED ALONG STREET FRONTAGES WHERE NOISE ATTENUATION WALLS EXIST OR WILL BE REQUIRED.

NOTES:

TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TWENTY FEET (20') FROM STREET LIGHTS, A MINIMUM OF TEN FEET (10') FROM ALL UNDERGROUND UTILITIES, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR DECISION ON PLACEMENT.

TREES ARE TO BE STAKED WITH THREE (3) - 3" LOG POLE STAKES AND 9 TREE TIES.

EACH TREES ARE TO BE PROVIDED A BUBBLER.

SLOPE OVER 3 FEET IN VERTICAL HEIGHT MUST BE LANDSCAPED AND HAVE PERMANENT IRRIGATION FOR EROSION CONTROL. SLOPES ABOVE 15' TALL ARE TO BE PLANTED WITH ONE (1) SHRUB AT 10 O.C. AND ONE (1) 15 GALLON TREE AT 20' O.C. MAXIMUM IN ADDITION TO PERMANENT IRRIGATION AND GROUNDCOVER. RECOMMENDED TO PLANT SLOPE HEIGHT ABOVE 30 INCHES TO ALLOW FOR ANY DISCREPANCIES.

LANDSCAPE MAINTENANCE AND THE LANDSCAPE WARRANTY IS TO BE 1 YEAR.

NOTES:

ALL EXPOSED LANDSCAPE SURFACES SHALL BE MULCHED WITH A MINIMUM OF THREE (3") LAYER OF MATERIAL EXCEPT IN AREAS WITH GROUNDCOVER PLANTED FROM FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE-HALF INCH (1-1/2").

PARADISE KNOLLS AT JURUPA VALLEY | Preliminary Site Landscape Design

SCALE: 1" = 40' - 0"

0 40 80 120 160

NORTH

SMP ENVIRONMENTAL DESIGN

SUMMERS/MURPHY & PARTNERS, INC.
34397 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-3446

Richmond American Homes | 391 North Main Street, Suite 205, Corona, CA 92880 | August 7, 2020

TYPICAL PLANTING SYMBOL LEGEND

SYMBOL	DESCRIPTION
	15 GALLON SHRUB ACCENT COLUMNAR SHRUB
	5 GALLON SHRUB SCREENING / FOUNDATION SHRUB
	5 GALLON SHRUB SCREENING / FOUNDATION SHRUB
	1 GALLON SHRUB FOREGROUND SHRUB
	FRONT YARD GROUNDCOVER PLANTING
	PARKWAY GROUNDCOVER PLANTING
	15 GALLON FRONT YARD ACCENT TREE REFER TO LP-2 FOR PLANTING SCHEME
	24" BOX STREET TREE REFER TO LP-2 FOR PLANTING SCHEME
	24" BOX FRONT YARD ACCENT TREE REFER TO LP-2 FOR PLANTING SCHEME
	15 GALLON VINE SPECIES REFER TO LP-2 FOR PLANTING SCHEME
	MULCHED SIDE YARD ACCESS PATH

NOTE:
REFER TO LP-2 FOR PLANT LIST

WALL AND FENCE LEGEND

SYMBOL	DESCRIPTION
	REFER TO CIVIL ENGINEER'S WALL AND FENCE PLANS
	24"SQ. BLOCK PILASTER
	SPLIT FACE BLOCK WALL
	2-6" MAX. LOW RETAINING WALL WITH 6'-0" HIGH BLOCK WALL ON TOP
	VINYL PRIVACY FENCE
	3'-0" MAX. LOW RETAINING WALL WITH 5'-6" HIGH VINYL PRIVACY FENCE ON TOP
	3' WIDE SIDE YARD ACCESS GATE
	MASONRY RETAINING WALL

NOTES:

ALL EXPOSED LANDSCAPE SURFACES SHALL BE MULCHED WITH A MINIMUM OF THREE (3") LAYER OF MATERIAL EXCEPT IN AREAS WITH GROUNDCOVER PLANTED FROM FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE-HALF INCH (1-1/2").

NOTES:

TREES SHALL BE LOCATED A MINIMUM OF TEN (10) FEET FROM DRIVEWAYS PER CITY ORDINANCE.

FOR CORNER LOTS, STREET TREES SHALL BE REQUIRED ON BOTH STREET FRONTAGES, PROVIDED SUCH PLANTING DOES NOT INTERFERE WITH SITE DISTANCE AND SETBACKS.

STREET TREES SHALL NOT BE REQUIRED ALONG STREET FRONTAGES WHERE NOISE ATTENUATION WALLS EXIST OR WILL BE REQUIRED.

NOTES:

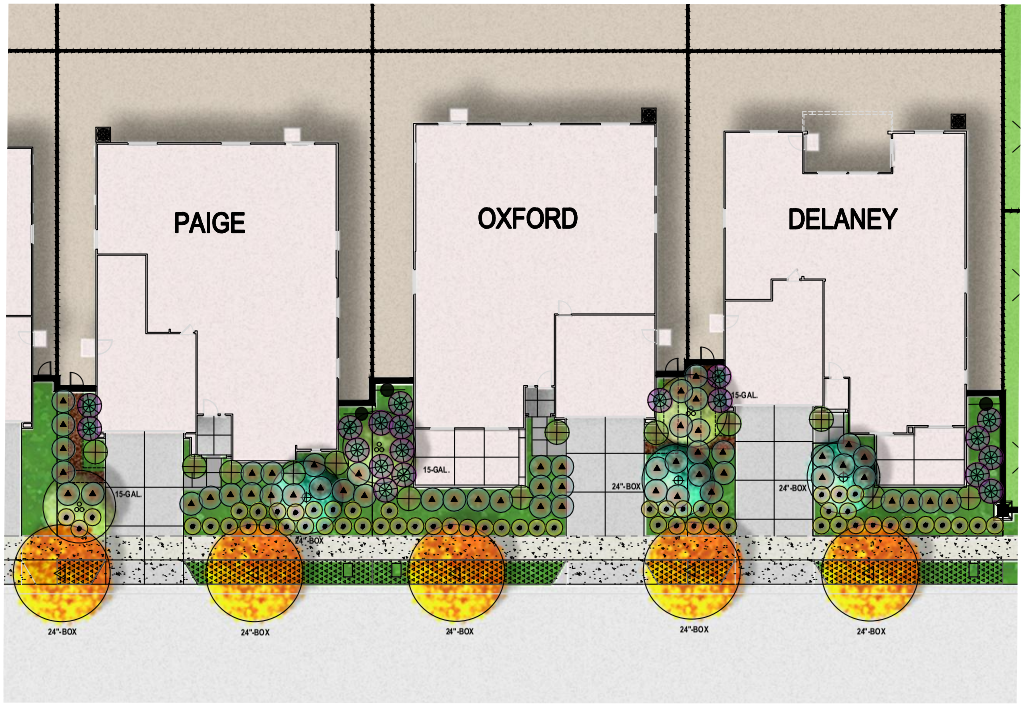
TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TWENTY FEET (20') FROM STREET LIGHTS, A MINIMUM OF TEN FEET (10') FROM ALL UNDERGROUND UTILITIES, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR DECISION ON PLACEMENT.

TREES ARE TO BE STAKED WITH THREE (3) - 3" LOG POLE STAKES AND 9 TREE TIES.

EACH TREES ARE TO BE PROVIDED A BUBBLER.

SLOPE OVER 3 FEET IN VERTICAL HEIGHT MUST BE LANDSCAPED AND HAVE PERMANENT IRRIGATION FOR EROSION CONTROL. SLOPES ABOVE 18 TALL ARE TO BE PLANTED WITH ONE (1) SHRUB AT 10" O.C. AND ONE (1) 15 GALLON TREE AT 20' O.C. MAXIMUM IN ADDITION TO PERMANENT IRRIGATION AND GROUNDCOVER. RECOMMENDED TO PLANT SLOPE HEIGHT ABOVE 30 INCHES TO ALLOW FOR ANY DISCREPANCIES.

LANDSCAPE MAINTENANCE AND THE LANDSCAPE WARRANTY IS TO BE 1 YEAR.



'PAIGE' FRONT YARD TYPICAL LANDSCAPE STANDARD COMPLIANCE:

REQUIREMENTS:	REQUIRED:	PROVIDED:
TOTAL LANDSCAPE AREA:	-	
PARKWAY AREAS:		224 SQ. FT.
ON-SITE AREAS:		957 SQ. FT.
TOTAL:	1,181 SQ. FT.	
TOTAL SHRUB-PLANTED AREA:	50% MIN.	1,181 SQ. FT. (100%)
TREES: STREET TREES:		
24"-BOX TREE:	ONE (1) PER LOT MIN.	ONE (1) 24"-BOX
ACCENT TREES:		
24"-BOX TREE:	ONE (1) PER LOT MIN.	ONE (1) 24"-BOX
15-GALLON TREE:	ONE (1) PER LOT MIN.	ONE (1) 15-GAL.
VINES:	ONE (1) VINE	ONE (1) VINE MIN.
ONE (1) 15-GAL. PER 15' OF WALL	(18 L.F. ACTUAL / 15 L.F. = 1.2)	
SHRUBS: TOTAL NO. OF SHRUBS:	ONE (1) SHRUB PER 25 SQ. FT. (1,181 SQ. FT. / 25 SQ. FT. = 47.24) 47 SHRUBS MIN. REQ'D	47 SHRUBS
NO. OF FIVE-GALLON FOUNDATION SHRUBS: (60% OF TOTAL NO. OF SHRUBS): (47 x 60% = 28.2)	28 - 5 GAL. SHRUBS	28 - 5-GAL. SHRUBS
NO. OF ONE-GALLON SHRUBS: (40% OF TOTAL NO. OF SHRUBS): (47 x 40% = 18.8)	19 - 1. GAL. SHRUBS	19 - 1-GAL. SHRUBS
GROUND COVER: VEGETATIVE GROUND COVER AND / OR MULCH 50% MIN. OF SHRUB-PLANTED AREA		1,181 SQ. FT. (100%)
AUTOMATIC IRRIGATION:	SMART CONTROLLER REQUIRED.	SMART CONTROLLER PLANNED

'OXFORD' FRONT YARD TYPICAL LANDSCAPE STANDARD COMPLIANCE:

REQUIREMENTS:	REQUIRED:	PROVIDED:
TOTAL LANDSCAPE AREA:	-	
PARKWAY AREAS:		225 SQ. FT.
ON-SITE AREAS:		942 SQ. FT.
TOTAL:	1,167 SQ. FT.	
TOTAL SHRUB-PLANTED AREA:	50% MIN.	1,167 SQ. FT. (100%)
TREES: STREET TREES:		
24"-BOX TREE:	ONE (1) PER LOT MIN.	ONE (1) 24"-BOX
ACCENT TREES:		
24"-BOX TREE:	ONE (1) PER LOT MIN.	ONE (1) 24"-BOX
15-GALLON TREE:	ONE (1) PER LOT MIN.	ONE (1) 15-GAL.
VINES:	ONE (1) VINE	ONE (1) VINE MIN.
ONE (1) 15-GAL. PER 15' OF WALL	(20 L.F. ACTUAL / 15 L.F. = 1.3)	
SHRUBS: TOTAL NO. OF SHRUBS:	ONE (1) SHRUB PER 25 SQ. FT. (1,167 SQ. FT. / 25 SQ. FT. = 46.68) 47 SHRUBS MIN. REQ'D	47 SHRUBS
NO. OF FIVE-GALLON FOUNDATION SHRUBS: (60% OF TOTAL NO. OF SHRUBS): (47 x 60% = 28.2)	28 - 5. GAL. SHRUBS	28 - 5-GAL. SHRUBS
NO. OF ONE-GALLON SHRUBS: (40% OF TOTAL NO. OF SHRUBS): (47 x 40% = 18.8)	19 - 1. GAL. SHRUBS	19 - 1-GAL. SHRUBS
GROUND COVER: VEGETATIVE GROUND COVER AND / OR MULCH 50% MIN. OF SHRUB-PLANTED AREA		1,167 SQ. FT. (100%)
AUTOMATIC IRRIGATION:	SMART CONTROLLER REQUIRED.	SMART CONTROLLER PLANNED

'DELANEY' FRONT YARD TYPICAL LANDSCAPE STANDARD COMPLIANCE:

REQUIREMENTS:	REQUIRED:	PROVIDED:
TOTAL LANDSCAPE AREA:	-	
PARKWAY AREAS:		225 SQ. FT.
ON-SITE AREAS:		1,008 SQ. FT.
TOTAL:	1,233 SQ. FT.	
TOTAL SHRUB-PLANTED AREA:	50% MIN.	1,233 SQ. FT. (100%)
TREES: STREET TREES:		
24"-BOX TREE:	ONE (1) PER LOT MIN.	ONE (1) 24"-BOX
ACCENT TREES:		
24"-BOX TREE:	ONE (1) PER LOT MIN.	ONE (1) 24"-BOX
15-GALLON TREE:	ONE (1) PER LOT MIN.	ONE (1) 15-GAL.
VINES:	ONE (1) VINE	THREE (3) VINE MIN.
THREE (3) 15-GAL. PER 15' OF WALL	(40 L.F. ACTUAL / 15 L.F. = 2.7)	
SHRUBS: TOTAL NO. OF SHRUBS:	ONE (1) SHRUB PER 25 SQ. FT. (1,233 SQ. FT. / 25 SQ. FT. = 49.32) 49 SHRUBS MIN. REQ'D	49 SHRUBS
NO. OF FIVE-GALLON FOUNDATION SHRUBS: (60% OF TOTAL NO. OF SHRUBS): (49 x 60% = 29.4)	29 - 5. GAL. SHRUBS	29 - 5-GAL. SHRUBS
NO. OF ONE-GALLON SHRUBS: (40% OF TOTAL NO. OF SHRUBS): (47 x 40% = 19.6)	20 - 1. GAL. SHRUBS	20 - 1-GAL. SHRUBS
GROUND COVER: VEGETATIVE GROUND COVER AND / OR MULCH 50% MIN. OF SHRUB-PLANTED AREA		1,233 SQ. FT. (100%)
AUTOMATIC IRRIGATION:	SMART CONTROLLER REQUIRED.	SMART CONTROLLER PLANNED

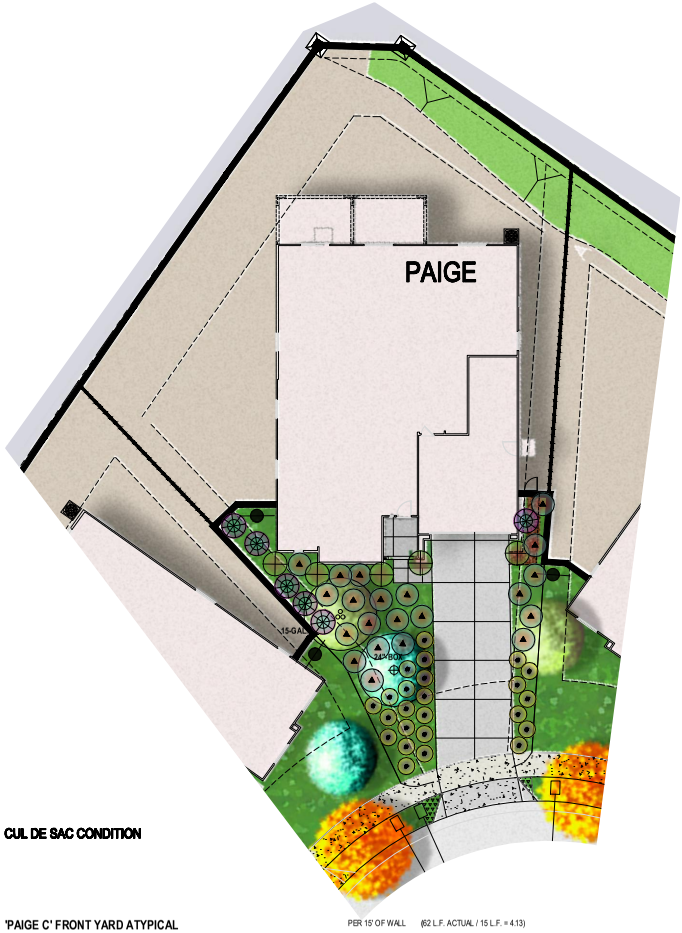
PARADISE KNOLLS AT JURUPA VALLEY | Concept Front Yard Typical Layout

SCALE: 1" = 10' - 0"
0 10 20 30 40
NORTH

SMP ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34397 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-3446

Richmond American Homes | 391 North Main Street, Suite 205, Corona, CA 92880 | August 7, 2020

SHEET LP-3 (3 OF 5)



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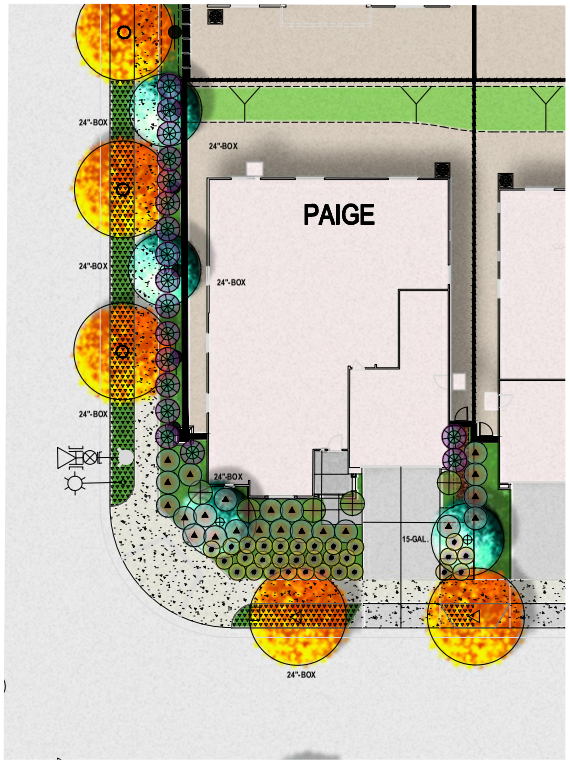


CORNER LOT CONDITION

TYPICAL PLANTING SYMBOL LEGEND

SYMBOL	DESCRIPTION
	15 GALLON SHRUB ACCENT COLUMNAR SHRUB
	5 GALLON SHRUB SCREENING / FOUNDATION SHRUB
	5 GALLON SHRUB SCREENING / FOUNDATION SHRUB
	1 GALLON SHRUB FOREGROUND SHRUB
	FRONT YARD GROUNDCOVER PLANTING
	PARKWAY GROUNDCOVER PLANTING
	15 GALLON FRONT YARD ACCENT TREE REFER TO LP-2 FOR PLANTING SCHEME
	24" BOX STREET TREE REFER TO LP-2 FOR PLANTING SCHEME
	24" BOX FRONT YARD ACCENT TREE REFER TO LP-2 FOR PLANTING SCHEME
	15 GALLON VINE SPECIES REFER TO LP-2 FOR PLANTING SCHEME
	MULCHED SIDE YARD ACCESS PATH

NOTE:
REFER TO LP-2 FOR PLANT LIST

WALL AND FENCE LEGEND

SYMBOL	DESCRIPTION
	REFER TO CIVIL ENGINEER'S WALL AND FENCE PLANS
	24" SQ. BLOCK PILASTER
	SPLIT FACE BLOCK WALL
	2-6" MAX. LOW RETAINING WALL WITH 6'-0" HIGH BLOCK WALL ON TOP
	VINYL PRIVACY FENCE
	3'-0" MAX. LOW RETAINING WALL WITH 5'-6" HIGH VINYL PRIVACY FENCE ON TOP
	3' WIDE SIDEYARD ACCESS GATE
	MASONRY RETAINING WALL

NOTES:

ALL EXPOSED LANDSCAPE SURFACES SHALL BE MULCHED WITH A MINIMUM OF THREE (3") LAYER OF MATERIAL EXCEPT IN AREAS WITH GROUNDCOVER PLANTED FROM FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE-HALF INCH (1-1/2").

NOTES:

TREES SHALL BE LOCATED A MINIMUM OF TEN (10) FEET FROM DRIVEWAYS PER CITY ORDINANCE.

FOR CORNER LOTS, STREET TREES SHALL BE REQUIRED ON BOTH STREET FRONTAGES, PROVIDED SUCH PLANTING DOES NOT INTERFERE WITH SITE DISTANCE AND SETBACKS.

STREET TREES SHALL NOT BE REQUIRED ALONG STREET FRONTAGES WHERE NOISE ATTENUATION WALLS EXIST OR WILL BE REQUIRED.

NOTES:

TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TWENTY FEET (20') FROM STREET LIGHTS, A MINIMUM OF TEN FEET (10') FROM ALL UNDERGROUND UTILITIES, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR DECISION ON PLACEMENT.

TREES ARE TO BE STAKED WITH THREE (3) - 3" LOG POLE STAKES AND 9 TREE TIES.

EACH TREES ARE TO BE PROVIDED A BUBBLER.

SLOPE OVER 3 FEET IN VERTICAL HEIGHT MUST BE LANDSCAPED AND HAVE PERMANENT IRRIGATION FOR EROSION CONTROL. SLOPES ABOVE 18' TALL ARE TO BE PLANTED WITH ONE (1) SHRUB AT 10' O.C. AND ONE (1) 15 GALLON TREE AT 20' O.C. MAXIMUM IN ADDITION TO PERMANENT IRRIGATION AND GROUNDCOVER. RECOMMENDED TO PLANT SLOPE HEIGHT ABOVE 30 INCHES TO ALLOW FOR ANY DISCREPANCIES.

LANDSCAPE MAINTENANCE AND THE LANDSCAPE WARRANTY IS TO BE 1 YEAR.

'PAIGE C' FRONT YARD ATYPICAL LANDSCAPE STANDARD COMPLIANCE:

REQUIREMENTS:		REQUIRED:	PROVIDED:
TOTAL LANDSCAPE AREA:		-	
	PARKWAY AREAS:		20 SQ. FT.
	ON-SITE AREAS:		1338 SQ. FT.
TOTAL:			1358 SQ. FT.
TOTAL SHRUB-PLANTED AREA:		(1,358 x 50% = 679 SQ. FT.) 50% MIN.	1,338 SQ. FT. (100%)
TREES:	**STREET TREES:**		
	24"-BOX TREE:	ONE (1) PER LOT MIN.	ZERO (0) 24"-BOX
	ACCENT TREES:		
	24"-BOX TREE:	ONE (1) PER LOT MIN.	ONE (1) 24"-BOX
	15-GALLON TREE:	ONE (1) PER LOT MIN.	ONE (1) 15-GAL.
VINES:		ONE (1) VINE PER 15' OF WALL	FOUR (4) VINE MIN. (62 L.F. ACTUAL / 15 L.F. = 4.13)
	FOUR (4) 15-GAL.		

REQUIREMENTS:		REQUIRED:	PROVIDED:
SHRUBS:	TOTAL NO. OF SHRUBS:	ONE (1) SHRUB PER 25 SQ. FT. (1,358 SQ. FT. / 25 SQ. FT. = 54.3) 54 SHRUBS MIN. REQ'D	54 SHRUBS
	NO. OF FIVE-GALLON FOUNDATION SHRUBS: (60% OF TOTAL NO. OF SHRUBS): (54 x 60% = 32.2)	32 - 5. GAL. SHRUBS	32 - 5.-GAL. SHRUBS
	NO. OF ONE-GALLON SHRUBS: (40% OF TOTAL NO. OF SHRUBS): (142 x 40% = 56.8)	22 - GAL. SHRUBS	24 - 1-GAL. SHRUBS
GROUND COVER:	VEGETATIVE GROUND COVER AND / OR MULCH 50% MIN. OF SHRUB-PLANTED AREA		1,358 SQ. FT. (100%)
AUTOMATIC IRRIGATION:		SMART CONTROLLER REQUIRED.	SMART CONTROLLER PLANNED

'PAIGE C' FRONT YARD ATYPICAL LANDSCAPE STANDARD COMPLIANCE:

REQUIREMENTS:		REQUIRED:	PROVIDED:
TOTAL LANDSCAPE AREA:		-	
	PARKWAY AREAS:		583 SQ. FT.
	ON-SITE AREAS:		1,283 SQ. FT.
TOTAL:		1,866 SQ. FT.	
TOTAL SHRUB-PLANTED AREA:		(1,866 x 50% = 933 SQ. FT.) 50% MIN.	1,866 SQ. FT. (100%)
TREES:	**STREET TREES:**		
	24"-BOX TREE:	THREE (3) PER LOT MIN.	FOUR (4) 24"-BOX
	ACCENT TREES:		
	24"-BOX TREE:	ONE (1) PER LOT MIN.	ONE (1) 24"-BOX
	15-GALLON TREE:	ONE (1) PER LOT MIN.	ONE (1) 15-GAL.
	SIDE YARD TREES:		
	24"-BOX TREE:	TWO (1) PER LOT MIN.	TWO (2) 24"-BOX
VINES:		ONE (1) VINE THREE (3) 15-GAL. PER 15' OF WALL	SIX (6) VINE MIN. (84 L.F. ACTUAL / 15 L.F. = 5.6)

REQUIREMENTS:		REQUIRED:	PROVIDED:
SHRUBS:	TOTAL NO. OF SHRUBS:	ONE (1) SHRUB PER 25 SQ. FT. (1,866 SQ. FT. / 25 SQ. FT. = 74.64) 75 SHRUBS MIN. REQ'D	91 SHRUBS
	NO. OF FIVE-GALLON FOUNDATION SHRUBS: (60% OF TOTAL NO. OF SHRUBS): (75 x 60% = 45)	45 - 5. GAL. SHRUBS	45 - 5-GAL. SHRUBS
	NO. OF ONE-GALLON SHRUBS: (40% OF TOTAL NO. OF SHRUBS): (75 x 40% = 30)	30 - GAL. SHRUBS	30 - 1-GAL. SHRUBS
GROUND COVER:	VEGETATIVE GROUND COVER AND / OR MULCH 50% MIN. OF SHRUB-PLANTED AREA		1,866 SQ. FT. (100%)
AUTOMATIC IRRIGATION:		SMART CONTROLLER REQUIRED.	SMART CONTROLLER PLANNED

PARADISE KNOLLS AT JURUPA VALLEY | Concept Front Yard Atypical Layout

SCALE: 1" = 10' - 0"
0 10 20 30 40

SMP ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34397 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-3446

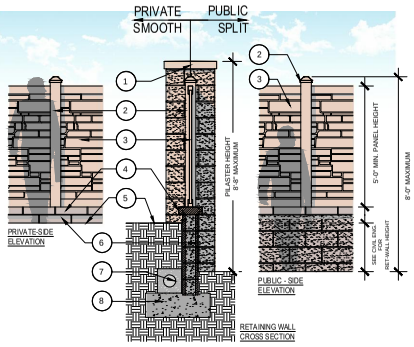
Richmond American Homes | 391 North Main Street, Suite 205, Corona, CA 92880 | August 7, 2020

A MASONRY RETAINING WALL WITH VINYL PRIVACY FENCING

LEGEND

1. 16" OR 24" SQ. SPLIT-FACE BLOCK PILASTER WITH 4" THICK PRECISION BLOCK PILASTER CAP, REFER TO PLAN FOR SIZE / LOCATION
2. VINYL POST ANCHORED TO RETAINING WALL BELOW WITH MOUNTING BRACKET
3. STONE-PATTERNED VINYL FENCE PANEL
4. 12x4x16 PRECISION CAP
5. FINISH GRADE
6. 6x8x16 SPLIT FACE BLOCK, 1 SIDED (PUBLIC-SIDE ONLY)
7. RETAINING WALL DRAIN PIPE IN GRAVEL SUMP WITH WATERPROOFING MEMBRANE
8. CONCRETE FOOTING

NOTE:
- REFER TO STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS FOR ALL CONNECTIONS, FOOTING, AND REINFORCING INFORMATION.

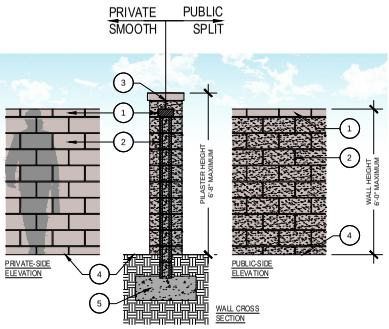


B MASONRY BLOCK WALL

LEGEND

1. 8x4x16 PRECISION CAP
2. 6x8x16 SPLIT FACE BLOCK, 1 SIDED (PUBLIC-SIDE ONLY)
3. 16" OR 24" SQ. SPLIT-FACE BLOCK PILASTER WITH 4" THICK PRECISION BLOCK PILASTER CAP, REFER TO PLAN FOR SIZE / LOCATION
4. FINISH GRADE
5. CONCRETE FOOTING

NOTE:
- REFER TO STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS FOR ALL CONNECTIONS, FOOTING, AND REINFORCING INFORMATION.

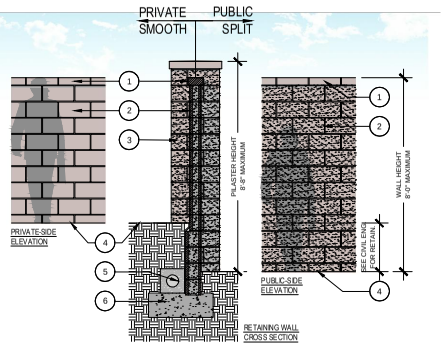


C MASONRY RETAINING WALL WITH BLOCK WALL

LEGEND

1. 8x4x16 PRECISION CAP
2. 6x8x16 SPLIT FACE BLOCK, 1 SIDED (PUBLIC-SIDE ONLY)
3. 16" OR 24" SQ. SPLIT-FACE BLOCK PILASTER WITH 4" THICK PRECISION BLOCK PILASTER CAP, REFER TO PLAN FOR SIZE / LOCATION
4. FINISH GRADE
5. RETAINING WALL DRAIN PIPE IN GRAVEL SUMP WITH WATERPROOFING MEMBRANE
6. CONCRETE FOOTING

NOTE:
- REFER TO STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS FOR ALL CONNECTIONS, FOOTING, AND REINFORCING INFORMATION.

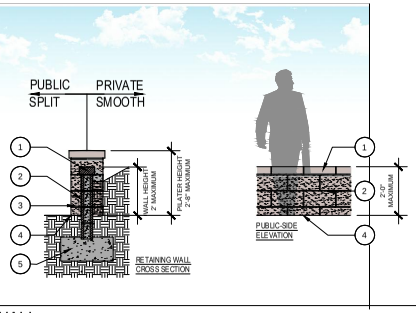


D MASONRY RETAINING WALL

LEGEND

1. 8x4x16 PRECISION CAP
2. 6x8x16 SPLIT FACE BLOCK, 1 SIDED (PUBLIC-SIDE ONLY)
3. 16" OR 24" SQ. SPLIT-FACE BLOCK PILASTER WITH 4" THICK PRECISION BLOCK PILASTER CAP, REFER TO PLAN FOR SIZE / LOCATION
4. FINISH GRADE
5. CONCRETE FOOTING

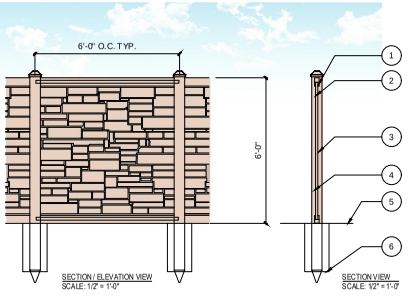
NOTE:
- REFER TO STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS FOR ALL CONNECTIONS, FOOTING, AND REINFORCING INFORMATION.



E VINYL PRIVACY FENCING

LEGEND

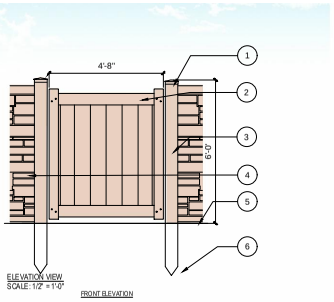
1. VINYL DOMED CAP, GLUED AND SCREWED IN PLACE
2. 2x7 TOP & BOTTOM VINYL RAIL
3. 5x5 VINYL POST
4. DECORATIVE STONE-PATTERNED VINYL PANEL
5. FINISH GRADE
5. DOMED CONCRETE FOOTING - REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE



F SIDE YARD ACCESS VINYL GATE

LEGEND

1. VINYL DOMED CAP, GLUED AND SCREWED IN PLACE
2. 2x7 TOP & BOTTOM VINYL RAIL
3. 5x5 VINYL POST
4. ADJACENT DECORATIVE STONE-PATTERNED VINYL PANEL
5. FINISH GRADE
6. DOMED CONCRETE FOOTING - REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE



PARADISE KNOLLS AT JURUPA VALLEY | Preliminary Wall and Fence Details

NORTH

SMP ENVIRONMENTAL DESIGN

SUMMERS/MURPHY & PARTNERS, INC.
34397 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-3446

Richmond American Homes | 391 North Main Street, Suite 205, Corona, CA 92880 | August 7, 2020