



PLANNING COMMISSION AGENDA

WEDNESDAY, FEBRUARY 11, 2026 AT 7:00 P.M.

CITY COUNCIL CHAMBERS
8930 LIMONITE AVENUE
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.

B. A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the Planning Secretary **BEFORE** the Chair calls for Public Comments on an agenda item. Each agenda item 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. The public may submit comments via email to: ccortez@jurupavalley.org before 5:00 p.m. on the scheduled meeting date.

C. Members of the public who wish to comment on the CONSENT CALENDAR may do so during the Public Comment portion of the Agenda prior to the adoption of the Consent Calendar.

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 3 minutes.

E. To live stream this meeting, please click on the following link:
<https://www.jurupavalley.org/422/Meeting-Videos>

I. CALL TO ORDER AND ROLL CALL

CHAIR

LAURA SHULTZ

CHAIR PRO TEM

URIEL DE LA TORRE

COMMISSIONERS

ARLEEN PRUITT

CHRISTOBAL ROSALES

II. PLEDGE OF ALLEGIANCE

III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

IV. CONSENT CALENDAR

Agenda Items **1, 2 and 3** are Consent Calendar Items. All may be approved by adoption of the Consent Calendar, by one (1) motion. There will be no separate discussion of these items unless Member(s) of the Planning Commission request that specific items be removed from the Consent Calendar for separate discussion and action.

ITEM NO. 1

Approval of Agenda

ITEM NO. 2

Approval of the December 10, 2025 Minutes

Approval of the January 14, 2025 Minutes

Documents:

[**MINUTES.PDF**](#)

ITEM NO. 3

Consideration of any items removed from the Consent Calendar.

V. PUBLIC HEARING

ITEM NO. 4

PROJECT: PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. MA24018: CONDITIONAL USE PERMIT (CUP) NO. 24002 & SITE DEVELOPMENT PERMIT NO. 25147 TO ALLOW A RESTAURANT WITH ON-SITE SALES AND CONSUMPTION OF ALCOHOLIC BEVERAGES –

SPECIFICALLY BEER, WINE, AND DISTILLED SPIRITS LOCATED AT 5667 MISSION BLVD. (APN: 179-112-026); APPLICANT: NOHEMI PENICHE

RECOMMENDATION: That the Planning Commission conduct a public hearing and by motion, adopt Resolution No. PC-0001:

1. Approving Conditional Use Permit (CUP) No. 24002 & Site Development Permit No. 25147 to allow the establishment of a restaurant with on-site sale and consumption of alcoholic beverages – specifically beer, wine, and distilled spirits located at 5667 Mission Boulevard; and
2. Finding that the project is exempt under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) because the Project involves the operation of a restaurant with ancillary bar (beer, wine, and distilled spirits) that involves the negligible expansion of an existing use.

Documents:

[ITEM NO. 4.PDF](#)

VI. COMMISSION BUSINESS

VII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

VIII. PLANNING COMMISSIONERS' REPORTS AND COMMENTS

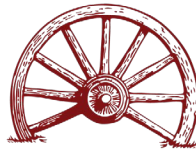
IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

X. ADJOURNMENT

Adjournment to the Planning Commission meeting on Wednesday, February 25, 2026.

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 City Council or other services, please contact Jurupa Valley City Hall at (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



Planning Commission Minutes

Wednesday, December 10, 2025

CALL TO ORDER Chair Pruitt called the Regular Planning Commission meeting to order at 7:00 P.M.

ROLL CALL Members Present:

- Arleen Pruitt, Chair
- Laura Shultz, Chair Pro Tem
- Penny Newman, Commissioner
- Christobal Rosales, Commissioner

Members Absent:

- Uriel De La Torre, Commissioner

PLEDGE OF ALLEGIANCE Commissioner Rosales led the Pledge of Allegiance.

PUBLIC COMMENTS No Comments Received.

CONSENT CALENDAR

ITEM NO. 1 Approval of Meeting Agenda.

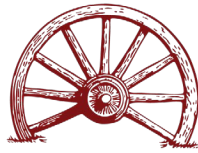
ITEM NO. 2 Approval of November 25, 2025 Minutes.

ITEM NO. 3 Consideration of any items removed from the consent calendar.

MOTION: Moved by Commissioner Newman, seconded by Chair Pro Tem Shultz, to approve Agenda Items 1, 2 and 3.

Motion carried 4-1 (De La Torre absent).





PUBLIC HEARING

- ITEM NO. 4** PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. MA24018: CONDITIONAL USE PERMIT (CUP) NO. 24002 AND SITE DEVELOPMENT PERMIT (SDP) NO. 25147 FOR A RESTAURANT WITH ANCILLARY BAR; LOCATION: NORTHWEST CORNER OF MISSION BLVD AND PIONEER DR (APN: 179-112-026).
APPLICANT: NOHEMI PENICHE

Joe Perez, Assistant City Manager/ Director of Community Development requested Item No. 4 be continued to the next Planning Commission meeting to allow for adequate time for public notice.

PUBLIC HEARING OPENED

No comments received.

PUBLIC HEARING CLOSED

PLANNING DISCUSSION

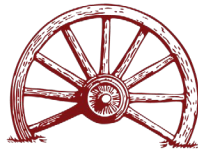
MOTION: Moved by Commissioner Newman, seconded by Chair Pro Tem Shultz, to continue Item No. 4 to January 14, 2026.

Motion carried 4-1 (De La Torre absent).

- ITEM NO. 5** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY APPROVING MASTER APPLICATION NO. 25103 (MA25103) CONSISTING OF TENTATIVE PARCEL MAP NO. 38210 (TPM38210) TO ALLOW THE CREATION OF 3 LOTS AT THE MISSION VILLAGE SHOPPING CENTER LOCATED AT 6340 MISSION BLVD (ASSESSOR'S PARCEL NUMBER 182-480-003) AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15315 (CLASS 15 – MINOR LAND DIVISIONS).

Staff report presented by Rob Gonzalez, Principal Planner, recommending Planning Commission adopt Resolution No. PC-2025-34 approving a commercial tentative parcel map that creates three parcels at the Mission Village Shopping Center located at 6340 Mission Boulevard (APN: 182-480-003).





PUBLIC HEARING OPENED

No comments received.

PUBLIC HEARING CLOSED

PLANNING DISCUSSION

MOTION: Moved by Chair Pro Tem Newman, seconded by Commissioner Shultz to adopt Resolution No. PC-2025-34.

Motion carried 4-1 (De La Torre absent).

ITEM NO. 6

PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 24326: CONDITIONAL USE PERMIT (CUP) NO. 24011 TO ESTABLISH A WAREHOUSE AND DISTRIBUTION CENTER AT 11295 INLAND AVE.; APN: 156-310-072 APPLICANT: NICK OSTLAND

Staff report presented by Oscar Estrada, Associate Planner, recommending the Planning Commission conduct a public hearing and by motion, adopt Resolution No. PC-2025-35 approving Conditional Use Permit No. 24011 to establish the use of a warehouse and distribution center; and finding of exemption under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

PUBLIC HEARING OPENED

The Applicant, Ace Hardware, expressed their excitement about opening a facility in Jurupa Valley.

PUBLIC HEARING CLOSED

MOTION: Moved by Commissioner Newman, seconded by Chair Pro Tem Shultz to adopt Resolution No. PC-2025-35.

Motion carried 4-1 (De La Torre absent).

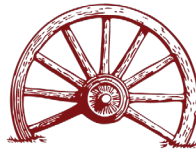
**COMMISSION
BUSINESS**

Planning Commission reorganization continued to January 14th

**PUBLIC
COMMENTS**

No comments received.





City of Jurupa Valley

PLANNING COMMISSIONERS' REPORTS

Chair Shultz introduced Commissioner Reports, during which the following was announced:

- The Commissioners expressed their gratitude to staff, and the community, for a great year and wished them a happy holiday.
- Chair Shultz encouraged residents to visit Enrique's Mexican Restaurant.

COMMUNITY DEVELOPMENT REPORT

Assistant City Manager/Director of Community Development Joe Perez provided updates to the Commission on the following matters:

- Introduction of new Community Development Executive Assistant, Caitlyn Cortez.
- Provided updates from the last City Council meeting.

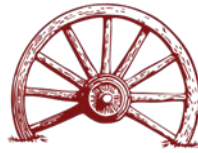
ADJOURNMENT

There being no further business before the Planning Commission, Chair Pruitt adjourned the meeting at 7:39 P.M. to January 14, 2026.

Respectfully submitted,

Joe Perez
Director of Community Development
Secretary of the Planning Commission





Planning Commission Minutes

Wednesday, January 14, 2026

CALL TO ORDER Chair Pruitt called the Regular Planning Commission meeting to order at 7:00 P.M.

ROLL CALL Members Present:

- Arleen Pruitt, Chair
- Laura Shultz, Chair Pro Tem
- Penny Newman, Commissioner
- Christobal Rosales, Commissioner
- Uriel De La Torre, Commissioner

PLEDGE OF ALLEGIANCE Commissioner Rosales led the Pledge of Allegiance.

PUBLIC COMMENTS Received one comment by email for a non-agendized item.

CONSENT CALENDAR

ITEM NO. 1 Approval of Meeting Agenda.

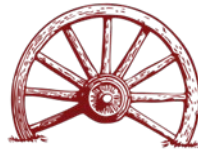
ITEM NO. 2 Approval of December 10, 2025 Minutes.

ITEM NO. 3 Consideration of any items removed from the consent calendar.

MOTION: Moved by Chair Pruitt, seconded by Chair Pro Tem Shultz, to approve Agenda Items 1 and 3, and to continue Item 2 to the next Planning Commission meeting.

Motion carried 5-0.





PUBLIC HEARING

ITEM NO. 4 ANNUAL REORGANIZATION OF THE PLANNING BUSINESS COMMISSION SELECTION OF CHAIR FOR 2026. SELECTION OF CHAIR PRO TEM FOR 2026

Assistant City Manager/Community Development Director, Joe Perez opened the nominations for the 2026 Chair.

Selection of the Chair for 2026

Chair Pruitt nominated Chair Pro Tem Shultz for the 2026 Chair.

Roll Call Vote:

Ayes: Newman, Pruitt, Shultz, De La Torre, and Rosales

Noes: None

Abstained: None

Absent: None

The motion was approved 5-0.

Chair Shultz opened the nominations for the 2026 Chair Pro Tem.

Selection of the Chair Pro Tem for 2026

Chair Shultz nominated Commissioner De La Torre for Chair Pro Tem.

Roll Call Vote:

Ayes: Newman, Pruitt, Shultz, De La Torre, and Rosales

Noes: None

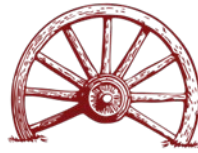
Abstained: None

Absent: None

The motion was approved 5-0.

ITEM NO. 5 PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. MA24018: CONDITIONAL USE PERMIT (CUP) NO. 24002 & SITE DEVELOPMENT PERMIT NO. 25147 TO ALLOW A RESTAURANT WITH ON-SITE SALES AND CONSUMPTION OF ALCOHOLIC BEVERAGES – SPECIFICALLY BEER, WINE, AND DISTILLED





SPIRITS LOCATED AT 5667 MISSION BLVD. (APN: 179-112-026);
APPLICANT: NOHEMI PENICHE

Staff report presented by Rene Aguilar, Senior Planner, recommending the Planning Commission conduct a public hearing and by motion, adopt Resolution No. PC-0001:

1. Approving Conditional Use Permit (CUP) No. 24002 & Site Development Permit No. 25147 to allow the establishment of a restaurant with on-site sale and consumption of alcoholic beverages specifically beer, wine, and distilled spirits located at 5667 Mission Boulevard; and
2. Finding that the project is exempt under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) because the Project involves the operation of a restaurant with ancillary bar (beer, wine, and distilled spirits) that involves the negligible expansion of an existing use. Village Shopping Center located at 6340 Mission Boulevard (APN: 182-480-003).

PUBLIC HEARING OPENED

Richard Ortiz, the applicant, spoke on the proposed project.

George Ruiz, resident, spoke in opposition of the project.

Richard Ortiz, the applicant, responded to Commissioner questions.

PUBLIC HEARING CLOSED

PLANNING COMMISSION DISCUSSION

PUBLIC HEARING OPENED

Richard Ortiz, the applicant, responded to Commissioner questions.

PUBLIC HEARING CLOSED

PLANNING COMMISSION DISCUSSION

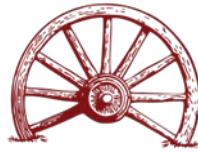
PUBLIC HEARING OPENED

Richard Ortiz, the applicant, responded to Commissioner questions.

PUBLIC HEARING CLOSED

PLANNING COMMISSION DISCUSSION





MOTION: Moved by Commissioner Newman, seconded by Commissioner Pruitt, to continue Resolution No. PC-0001 to the next Planning Commission meeting on February 11, 2026.

Motion carried 5-0

ITEM NO. 6

CONTINUED PUBLIC HEARING TO CONSIDER ZONING CODE AMENDMENT NO. 24004 (ZCA24004) AN AMENDMENT TO TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE THAT: 1) AMENDS REGULATIONS PERTAINING TO HOME OCCUPATIONS; 2) ADDS SECTION 9.240.570 ESTABLISHING HOME OCCUPATION DEVELOPMENT, DESIGN, AND OPERATIONAL STANDARDS; 3) ALLOWS HOME OCCUPATIONS IN ALL ZONES THAT PERMIT SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS; AND 4) MAKES A FINDING OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061(B)(3)

Commissioner Rosales recused himself from this item due to a conflict of interest and left the dais.

Staff report presented by Thomas Gorham, Principal Planner, recommending the Planning Commission conduct a public hearing and, by motion, adopt Resolution No. PC-0002 recommending that the City Council:

1. Approve Zoning Code Amendment No. 24004 (ZCA24004) to Title 9 of the Jurupa Valley Municipal Code that: 1) amends regulations pertaining to Home Occupations; 2) adds Section 9.240.570 establishing Home Occupation Development, Design, and Operational Standards; 3) allows Home Occupations in all zones that allow single-family and multifamily dwellings; and 4) makes a finding of exemption pursuant to the California Environmental Quality Act Section 15061(b)(3).

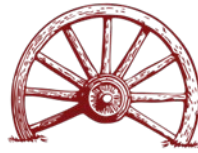
PUBLIC HEARING OPENED

No comments received.

PUBLIC HEARING CLOSED

PLANNING COMMISSION DISCUSSION





MOTION: Moved by Commissioner Pruitt, seconded by Chair Pro Tem De La Torre to adopt Resolution No. PC-0002.
Motion carried 4 -1 (Rosales recused).

ITEM NO. 7

A PUBLIC HEARING TO CONSIDER TENTATIVE TRACT MAP NO. 39119 FOR A RESIDENTIAL SUBDIVISION MAP CONSISTING OF 42-SINGLE SINGLE-FAMILY DETACHED LOTS AND FIVE LETTER LOTS, CONCEPTUAL GRADING WITHIN PLANNING AREA 10 OF THE VERNOLA RANCH SPECIFIC PLAN LOCATED AT ASSESSOR'S PARCEL NUMBER 160-050-087, AND FIND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

Staff report presented by Rob Gonzalez, Principal Planner, recommending that the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC-0003:

1. Approving Tentative Tract Map (TTM) No. 39119 for a 42-lot single-family detached subdivision with 5 lettered lots and conceptual grading within the Vernola Ranch Specific Plan, Planning Area 10 (PA-10), and
2. Adopt Previous Environmental Determination (PED), making a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15162.

PUBLIC HEARING OPENED

A representative from Lennar Homes, the applicant, spoke on the proposed project.

PUBLIC HEARING CLOSED

PLANNING COMMISSION DISCUSSION

MOTION: Moved by Commissioner Pruitt, seconded by Chair Pro Tem De La Torre to adopt Resolution No. PC-0003.

Motion carried 5-0.

ITEM NO. 8

A PUBLIC HEARING TO CONSIDER TENTATIVE TRACT MAP NO. 39120 FOR A 55-LOT SINGLE FAMILY DETACHED SUBDIVISION, AND 6 LETTERED LOTS, AT PLANNING AREA 11 OF THE VERNOLA RANCH SPECIFIC PLAN AT ASSESSOR'S PARCEL NUMBER 160-050-





087, AND FIND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162
Staff report presented by Rob Gonzalez, Principal Planner, recommending that the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC-0004:

1. Approving Tentative Tract Map (TTM) No. 39120 for a 55-lot single-family detached subdivision with 6 lettered lots and conceptual grading within the Vernola Ranch Specific Plan, Planning Area 11 (PA-11), at a portion of Assessor's Parcel Number 160-050-087, and
2. Adopt a Previous Environmental Determination (PED), making a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15162.

PUBLIC HEARING OPENED

A representative from Lennar Homes, the applicant, spoke on the proposed project.

PUBLIC HEARING CLOSED

PLANNING COMMISSION DISCUSSION

MOTION: Moved by Chair Pro Tem De La Torre, seconded by Commissioner Pruitt to adopt Resolution No. PC-0004.

Motion carried 5-0.

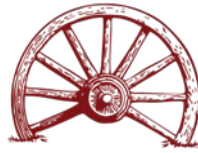
ITEM NO. 9

A PUBLIC HEARING TO CONSIDER TENTATIVE TRACT MAP NO. 39122 FOR A 90-LOT SINGLE FAMILY DETACHED SUBDIVISION, AND 7 LETTER LOTS, AT PLANNING AREA 14 OF THE VERNOLA RANCH SPECIFIC PLAN LOCATED AT ASSESSOR'S PARCEL NUMBER 160-050-087 AND FIND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162.

Staff report presented by Rob Gonzalez, Principal Planner, recommending that the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC-0005:

1. Approving Tentative Tract Map (TTM) No. 39122 for a 90-lot single-family detached residential subdivision, including 7 lettered lots and





conceptual grading within the Vernola Ranch Specific Plan, Planning Area 14 (PA-14), a portion of assessor's parcel number 160-050-087, and

2. Adopting a Previous Environmental Determination (PED) for the project, making a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15162, as the project is consistent with the certified Vernola Ranch Specific Plan Environmental Impact Report.

PUBLIC HEARING OPENED

A representative from Lennar Homes, the applicant, spoke on the proposed project.

PUBLIC HEARING CLOSED

PLANNING COMMISSION DISCUSSION

MOTION: Moved by Chair Pro Tem De La Torre, seconded by Commissioner Pruitt to adopt Resolution No. PC-0005.

Motion carried 5-0.

COMMISSION BUSINESS

No business.

PUBLIC COMMENTS

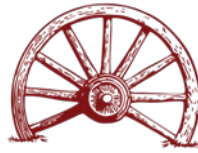
No comments received.

PLANNING COMMISSIONERS' REPORTS

Chair Shultz introduced Commissioner Reports, during which the following was announced:

- Commissioner Newman resigned from the Planning Commission.
- Staff and Commissioners expressed their gratitude for Commissioner Newman's years of service.





City of Jurupa Valley

COMMUNITY DEVELOPMENT REPORT

Assistant City Manager/Director of Community Development Joe Perez provided updates to the Commission on the following matters:

- Thanked Commissioner Pruitt for serving as the Planning Commission Chair in 2025.
- Announced upcoming community meetings and events.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Shultz adjourned the meeting at 9:41 P.M. to February 11, 2026.

Respectfully submitted,

Joe Perez
Director of Community Development
Secretary of the Planning Commission





City of
Jurupa Valley

Staff Report

DATE: FEBRUARY 11, 2026
TO: CHAIR SHULTZ AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR
BY: RENE AGUILAR, SENIOR PLANNER
SUBJECT: AGENDA ITEM NO. 4

PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. MA24018: CONDITIONAL USE PERMIT (CUP) NO. 24002 & SITE DEVELOPMENT PERMIT NO. 25147 TO ALLOW A RESTAURANT WITH ON-SITE SALES AND CONSUMPTION OF ALCOHOLIC BEVERAGES – SPECIFICALLY BEER, WINE, AND DISTILLED SPIRITS LOCATED AT 5667 MISSION BLVD. (APN: 179-112-026); APPLICANT: NOHEMI PENICHE

RECOMMENDATION

That the Planning Commission conduct a public hearing and by motion, adopt Resolution No. PC-0001:

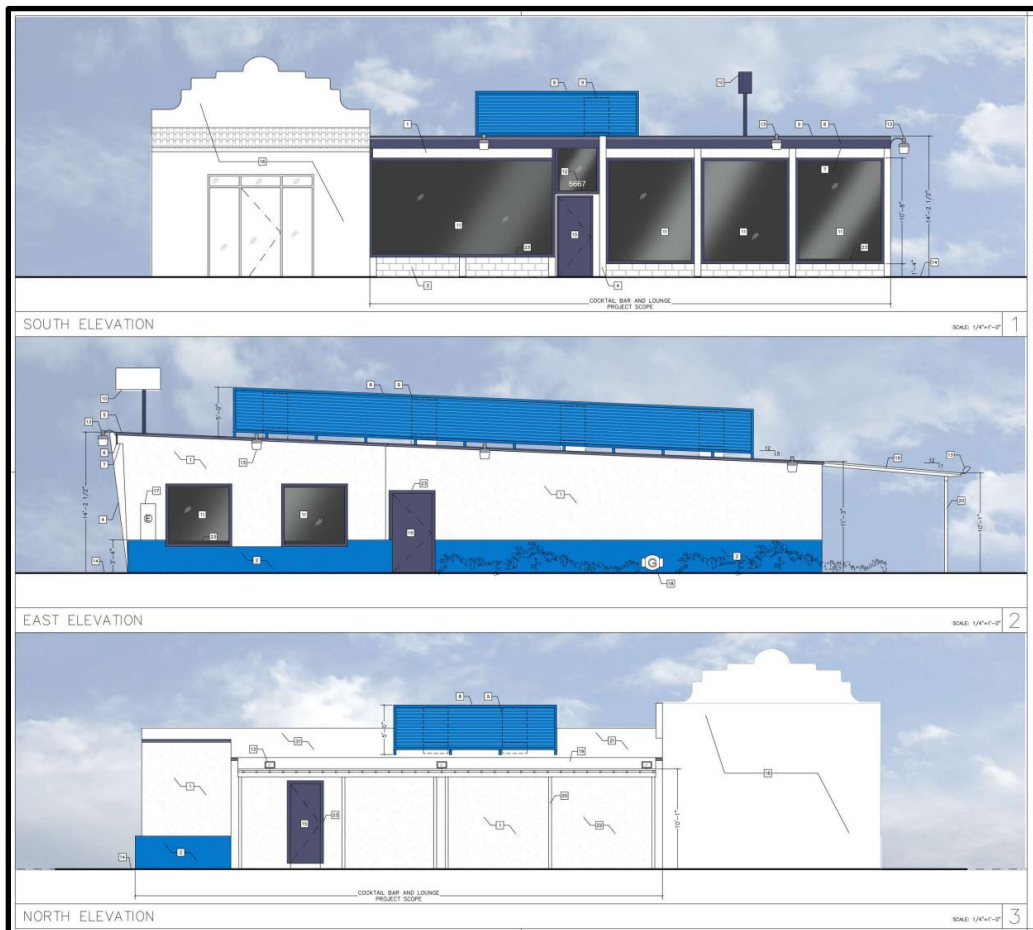
1. Approving Conditional Use Permit (CUP) No. 24002 & Site Development Permit No. 25147 to allow the establishment of a restaurant with on-site sale and consumption of alcoholic beverages – specifically beer, wine, and distilled spirits located at 5667 Mission Boulevard; and
2. Finding that the project is exempt under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) because the Project involves the operation of a restaurant with ancillary bar (beer, wine, and distilled spirits) that involves the negligible expansion of an existing use.

BACKGROUND

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

- Revise the building elevations (see Exhibit A) to resemble a family-oriented restaurant with earth tone colors and incorporate building signage. The design of the sign should be compatible with the architecture of the building; and
- Revise the conditions of approval so it addresses the following:
 - Closing time would be 11 pm;
 - Allow live music during holidays;
 - Replace exterior light fixtures on the building with modern lighting fixtures;
 - Removal of existing chain link fence; and
 - Additional security measures such as security guards.

EXHIBIT A: ORIGINAL PROPOSED ELEVATION



ANALYSIS

The applicant redesigned the building to feature a mission revival inspired commercial façade. The new elevations feature arched windows and doors, decorative tile accents, and smooth stucco finish. See Exhibit B for the revised elevations.

EXHIBIT B: REVISED ELEVATION



Although the revised elevation is an improvement, it is recommended that the design incorporates the following:

- Exterior cornices to provide additional architectural articulation; and
- Extend the wainscot Spanish tile treatment the base of the eastern elevation fronting Pioneer Drive.

It is recommended that the Planning Commission impose the following condition that is included in the attached resolution:

The architecture of the building shall be revised to include additional architectural features to enhance the aesthetics of the building such as adding Spanish tile treatment along the eastern elevation or adding exterior cornices. Prior to the issuance of a building permit, revised architectural plans that meet the requirements of this condition shall be approved by the Community Development Director.

The Planning Commission requested revising the conditions to address the following:

- Closing time would be 11 pm;
- Allow live music during holidays;
- Replace exterior light fixtures on the building with modern lighting fixtures;
- Removal of existing chain link fence; and
- Additional security measures such as security guards.

The applicant agrees to the following modified and new conditions of approval (strike through text is deleted text and underlined text is new text):

17. HOURS OF OPERATION. *Hours of operation shall be limited to ~~Monday—Thursday 8:00 a.m. to 11:00 p.m. and Friday—Sunday 8:00 a.m. to 12:00 a.m.~~ 11:00 p.m. Monday through Sunday. Any changes to the hours of operation will require a revision to the approved entitlement. Minor changes may be approved by the Community Development Director or Planning Commission if determined by the Community Development Director.*

33. LIVE MUSIC. *Live music, live entertainment, or karaoke shall be permitted only on officially recognized holidays. No live music or live entertainment shall occur on non-holidays. All live music shall comply with the City's noise regulations and shall cease no later than 10:30 p.m.*

The applicant has concerns with the following modified conditions of approval:





18. SECURITY OPERATIONS. *The project shall have one on-site security personnel at all times during operating hours to ensure safety for both inside and outside of the restaurant. The restaurant doors shall remain closed during karaoke hours (including any amplified noise).*

The applicant wants to provide an on-site security personnel only during busy times.

27. EFFECTIVE DATE OF CUP AND SITE IMPROVEMENTS. *Upon approval of MA24018, the following site improvements shall be completed prior to the issuance of the Certificate of Occupancy.*

- a. Remove all unpermitted sign(s) on site*
- b. Screen all exposed electrical wires*
- c. Screen all roof-mounted mechanical equipment*
- d. Repair all lighting fixtures*
- e. Remove all unpermitted fences including wrought iron fencing and chain link fencing.*

The applicant agrees to complete all the items in Condition No. 27 by December 2026 while the restaurant is in operation.

ENVIRONMENTAL REVIEW

It is determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 Existing Facilities.



Prepared by:



Rene Aguilar
Senior Planner

Submitted by:



Joe Perez
Assistant City Manager / Community
Development Director

Reviewed by:

//s// Maricela Marroquin

Maricela Marroquin
Deputy City Attorney

ATTACHMENTS

1. Resolution No. PC-0001
 - a. Conditions of Approval
2. 1-14-26 Planning Commission Staff Report
3. Set of Plans
4. Business Plan
5. Airport Land Use Commission Approval Letter



ATTACHMENT 1:
RESOLUTION NO. PC-0001

RESOLUTION NO. PC-0001

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

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

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

Section 2. **Site Development Permit.**

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

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

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

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

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

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

Section 3. Conditional Use Permit.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 6. Findings for Approval of Site Development Permit.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Laura Shultz
Chair

ATTEST:

Joe Perez
Assistant City Manager/Community Development Director/Secretary of the Planning
Commission

EXHIBIT A: CONDITIONS OF APPROVAL

EXHIBIT A

PLANNING DIVISION

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

6. **CUP - APPROVAL PERIOD.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By “use”, it shall mean the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.
7. **CUP - REVOCATION OF A PERMIT.** Any Conditional Use Permit may be revoked by the Community Development Director upon finding that one (1) or more conditions for revocation exist. Failure to comply with the following code sections may result in revocation of the Conditional Use Permit.
 - a. Sec. 9.240.280 – Conditional Use Permits.
 - b. Sec. 9.240.490 – Alcoholic Beverage Sales.
8. **CUP - CONSUMPTION.** All alcoholic products and beverages shall be consumed on-site. No alcoholic products or beverages shall be purchased “to-go.” A sign shall be posted at the exit that states “No Alcohol Beyond this Point.”
9. **SDP - APPROVAL PERIOD.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to three (3) years of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within five (5) years of the approval date this permit, it shall become null and void.
10. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) as amended by these conditions of approval:
 - A. Architectural Plan Set (approval date: October 9, 2025)
11. **GENERAL MAINTENANCE OF PROPERTY.** The project site shall be maintained and kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.
12. **MAINTENANCE OF BUILDING AND SIGNAGE.** The project site shall maintain the building in excellent condition including, but not limited to, any paint, finish and trims, canopies, trellises, doors, windows, shutters, and signs. The project site shall re-paint/re-finish the exterior of the building, as needed, to maintain excellent condition.
13. **LANDSCAPE MAINTENANCE.** All landscaped areas shall be maintained as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. Irrigation systems shall be maintained as approved on the final landscape plans in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation system failures

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shall be repaired immediately. The canopy trees shall be maintained in a manner that they provide the required shade coverage and encourages the canopy to grow to provide shade. Avoid topping trees or pruning the trees in a manner that the trees do not achieve mature height and form.

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

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

- **Substantial Conformance Letter:** The Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley Planning Division after

- the landscape architect has deemed the installation is in conformance to the approved plans.
- **City Inspection:** The City landscape architect shall conduct an inspection of the installation to confirm the landscape and irrigation plan was constructed in accordance to the approved plans. Applicant shall pay any fees associated with the City inspection(s).
- 22. GRAFFITI PROTECTION FOR WALLS.** Plans that include anti-graffiti coating or protection for the exterior side of all perimeter walls and exterior of building walls to half the height of the structure, or 12 feet, whichever is greater, shall be approved by the Community Development Director **prior to the issuance of any building permit.** Graffiti shall be removed from the property within 24 hours.
- 23. TRASH COLLECTION.**
- a. Detailed plans for trash enclosure(s) shall be approved by the Community Development Director **prior to the issuance of any building permit.** Walls of the enclosure and any solid gates shall have graffiti protection coating. The trash enclosure shall have a concrete apron in front of each trash enclosure.
 - b. An approval or clearance letter from the waste collection agency shall be submitted to the Planning Division **prior to the issuance of any building permit.**
- 24. OUTDOOR LIGHTING.** All outdoor lighting fixtures shall be maintained in good condition. Light fixtures shall be shielded to prevent any light to flood onto adjacent properties. A photometric plan and exhibits of lighting fixtures shall be approved by the Community Development Director **prior to the issuance of any building permit.** Parking lot light poles shall be repaired and repainted if needed. The light poles shall have shield lighting to avoid excess light pollution.
- 25. BACKFLOW DEVICES.** The location of all backflow devices, and any required screening of it, shall be approved by the Community Development Director **prior to the issuance of any building permit.**
- 26. SITE IMPROVEMENTS.** All site improvements as required by the Engineering Department shall be completed prior to obtaining Certificate of Occupancy.
- 27. EFFECTIVE DATE OF CUP AND SITE IMPROVEMENTS.** Upon approval of MA24018, the following site improvements shall be completed prior to the Certificate of Occupancy.
- a. Remove all unpermitted sign(s) on site
 - b. Screen all exposed electrical wires
 - c. Screen all roof-mounted mechanical equipment
 - d. Repair all lighting fixtures
 - e. Remove all unpermitted fences including wrought iron fencing and chain link fencing
- 28. ROOFTOP EQUIPMENT.** All rooftop equipment shall be screened from public view with approved screening material by the Community Development Director.
- 29. JURUPA AREA RECREATION AND PARK DISTRICT (JARPD).** **Prior to the issuance of any building permit,** the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.

- 30. JARPD CFD. Prior to the issuance of any building permit**, the applicant shall annex into the existing Jurupa Area Recreation and Park District (JARPD) District-Wide Community Facilities District (CFD) or form a new Community Facilities District (CFD) to contribute to the cost of park maintenance.
- 31. IMPACT FEES**. The applicant shall pay the following impact fees (unless exempt) in accordance with Title 3 of the Municipal Code:
- a. **Development Impact Fee (DIF) Program**. The applicant shall pay any owed DIFs by the required deadline pursuant to Chapter 3.75 of the Jurupa Valley Municipal Code.
 - b. **Multiple Species Habitat Conservation Plan Mitigation (MSHCP) Fee**. The applicant shall pay any owed MSHCP fees by the required deadline pursuant to Chapter 3.80 of the Municipal Code.
 - c. **Transportation Uniform Mitigation Fee (TUMF) Program. Prior to final occupancy**. The applicant shall show proof of payment of TUMF fees by the required deadline pursuant to Chapter 3.70 of the Municipal Code.
- 32. SALE OF INDIVIDUAL BUILDINGS**. No structure constructed on the Project site may be sold until the subject Project on which the structure is located is divided and a final map recorded in accordance with the City's subdivision regulations such that the structure is located on a separate legally divided parcel.
- 33. LIVE MUSIC**. Live music, live entertainment, or karaoke shall be permitted only on officially recognized holidays. No live music or live entertainment shall occur on non-holidays. All live music shall comply with the City's noise regulations and shall cease no later than 10:30 p.m.

ENGINEERING DEPARTMENT

1. GENERAL REQUIREMENTS (ENGINEERING)

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

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

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within the public right-of-way (ROW) if landscape and irrigation is required by the City Engineer within the public ROW.

- 1.9.1. An exhibit depicting the proposed landscaping within the public right-of-way shall be provided if landscape is proposed. Alternatively, the Applicant may use compacted decomposed granite instead of landscaping in the small strip between the sidewalk and the curb.
- 1.10. Prior to the project's first occupancy of release, all improvements within the public and private right-of-way related to the project shall be completed and accepted by the City Engineer.
- 1.11. Prior to completion and acceptance of improvements or prior to the final building inspection, whichever occurs first and as determined by the City Engineer, the LMA shall be fully executed by the Applicant.
- 1.12. The Project Civil Engineer shall provide Record ("As-built") Drawings of all infrastructure improvements.

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

Applicant's name (Print Form): _____

Applicant's name (Signature): _____

Date: _____

ATTACHMENT 2

**1-14-26 PLANNING COMMISSION STAFF
REPORT**



City of
Jurupa Valley

Staff Report

DATE: JANUARY 14, 2026
TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR
BY: RENE AGUILAR, SENIOR PLANNER
SUBJECT: AGENDA ITEM NO. 5

PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. MA24018: CONDITIONAL USE PERMIT (CUP) NO. 24002 & SITE DEVELOPMENT PERMIT NO. 25147 TO ALLOW A RESTAURANT WITH ON-SITE SALES AND CONSUMPTION OF ALCOHOLIC BEVERAGES – SPECIFICALLY BEER, WINE, AND DISTILLED SPIRITS LOCATED AT 5667 MISSION BLVD. (APN: 179-112-026); APPLICANT: NOHEMI PENICHE

RECOMMENDATION

That the Planning Commission conduct a public hearing and by motion, adopt Resolution No. PC-0001:

1. Approving Conditional Use Permit (CUP) No. 24002 & Site Development Permit No. 25147 to allow the establishment of a restaurant with on-site sale and consumption of alcoholic beverages – specifically beer, wine, and distilled spirits located at 5667 Mission Boulevard; and
2. Finding that the project is exempt under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) because the Project involves the operation of a restaurant with ancillary bar (beer, wine, and distilled spirits) that involves the negligible expansion of an existing use.

PROJECT DESCRIPTION

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

proposed site plan. On the proposed site plan, the parcel is outlined in red and the building is outlined in yellow.

The business name is “Titanic Ceviche Loco” and the hours of operation are Monday through Thursday from 8:00 a.m. to 11:00 p.m. and Friday through Sunday from 8:00 a.m. to 12:00 a.m. Titanic Ceviche will serve modern seafood specializing in raw and chilled seafood dishes such as ceviche, oysters, clams, shrimp cocktail, and other seafood dishes. The business also proposes DJ’s and karaoke nights.

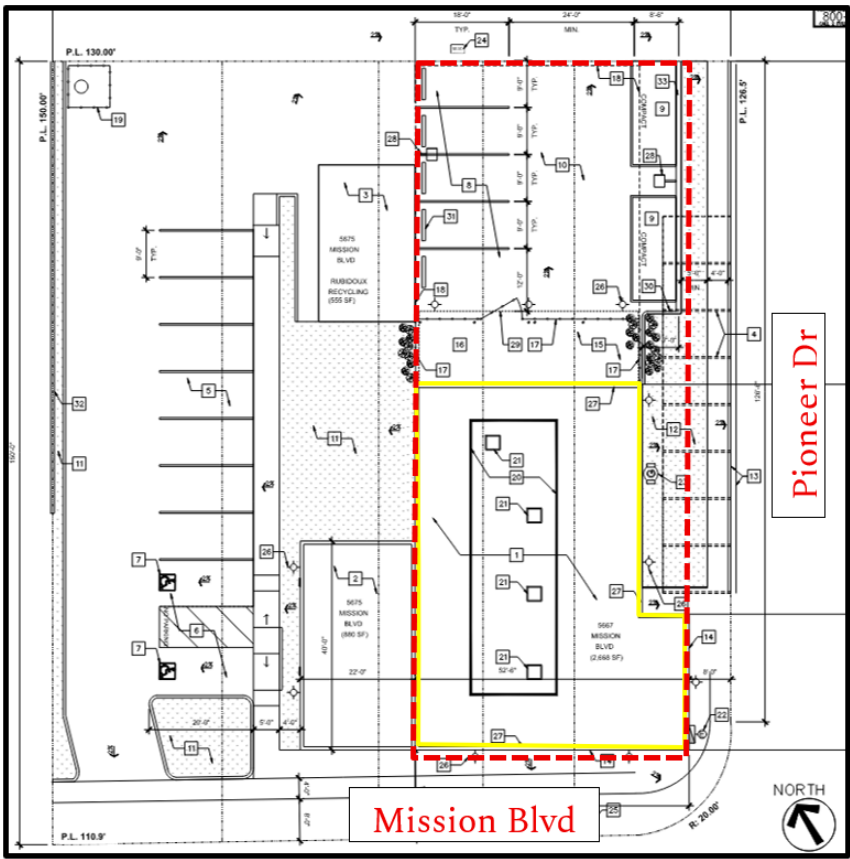
The property has a General Plan Land Use Designation of Commercial Retail (CR), which is consistent with its underlying zone of Rubidoux-Village Commercial (R-VC). Per Chapter 9.140.020 – R-VC Zone (Rubidoux - Village Center) of the Jurupa Valley Municipal Code, restaurant is permitted with the approval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

EXHIBIT A: PROJECT SITE



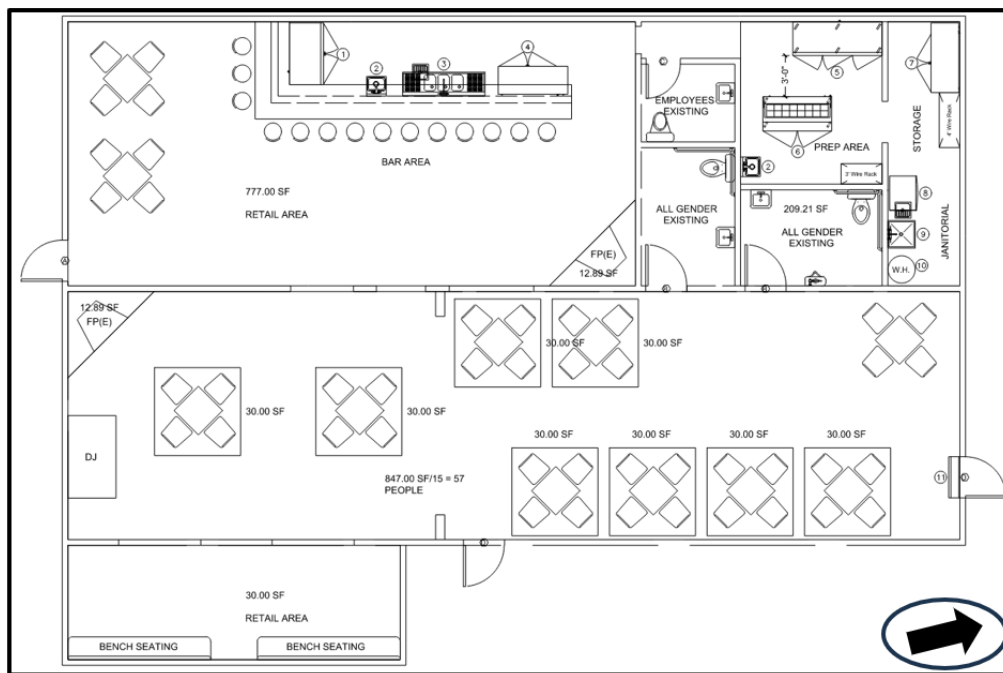
TABLE 1: GENERAL PROJECT INFORMATION	
ASSESSOR'S PARCEL NUMBER	179-112-026
PROJECT SITE ACREAGE	0.10 acres
GENERAL PLAN LAND USE DESIGNATION	Commercial Retail (CR)
GENERAL PLAN OVERLAY AREA	Rubidoux Town Center – Village West
ZONING CLASSIFICATION	R-VC
PROPOSAL	Restaurant with ancillary bar (sale of beer, wine, and distilled spirits for on-site consumption)

EXHIBIT B: SITE PLAN



The building is 2,668 square feet and is outlined with a yellow boundary. The entrance to the business is located on Mission Blvd. The existing building features a flat roof with blue and red smooth stucco. The building also features black faux windows. The floor plan features a long central bar with customer seating, table seating areas, and designated bench seating along the south wall. The floor plan also includes open retail / seating area for patron use, including a DJ booth for customer entertainment. Lastly, the floor plan includes a prep area for food, storage room, employee area, two restrooms, and a janitorial room.

EXHIBIT C: FLOOR PLAN



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



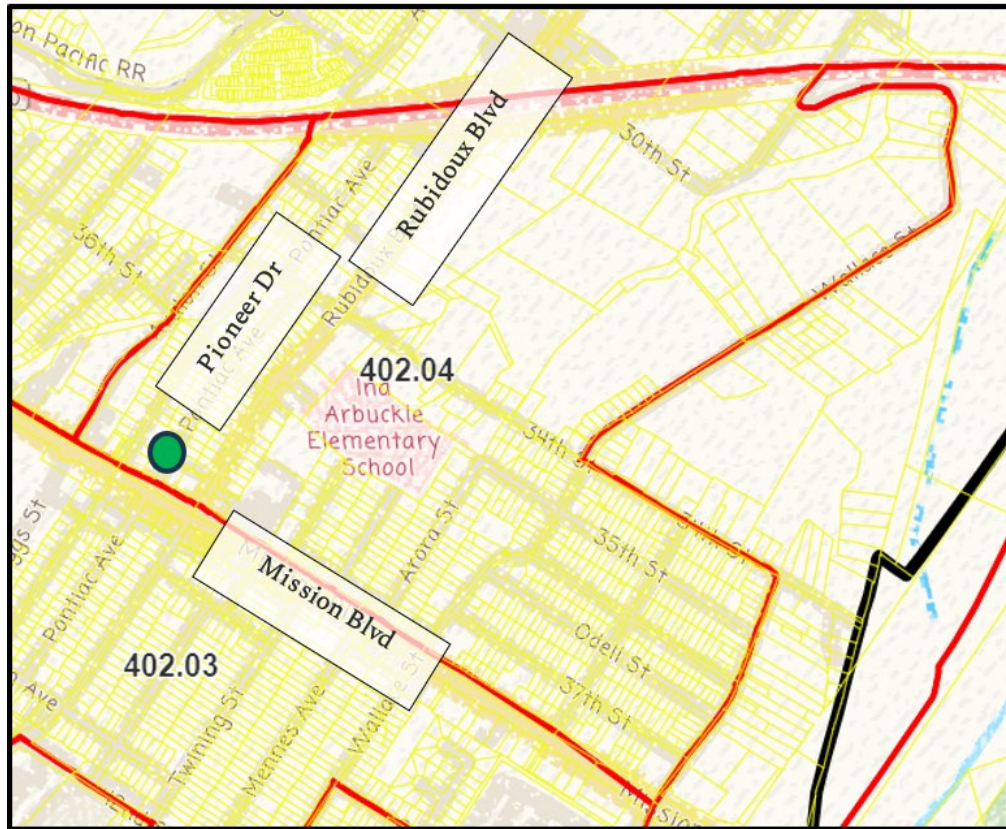
ANALYSIS

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

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

The site is located within Census Tract 402.04 and it is not over concentrated. The census tract allows for a maximum of three (3) on-site premises alcoholic beverage sales and, currently, there is none. Titanic Ceviche Loco would be only establishment if approved. See Exhibit F for the Census Tract map and the location of Titanic Ceviche Loco (green dot). The project meets all the findings for the approval of a Conditional Use Permit as outlined in the Resolution (Attachment 1).



EXHIBIT F – CENSUS TRACT**NOTICING REQUIREMENTS**

Public hearing notices were sent to surrounding property owners within 1,000 feet from the boundaries of the project site on Friday, January 2, 2025. Additionally, legal advertisements were published in the Press Enterprise on January 2, 2025. No responses have been received at this time.



Prepared by:



Rene Aguilar
Senior Planner

Submitted by:



Joe Perez
Assistant City Manager / Community
Development Director

Reviewed by:

//s// Maricela Marroquin

Maricela Marroquin
Deputy City Attorney

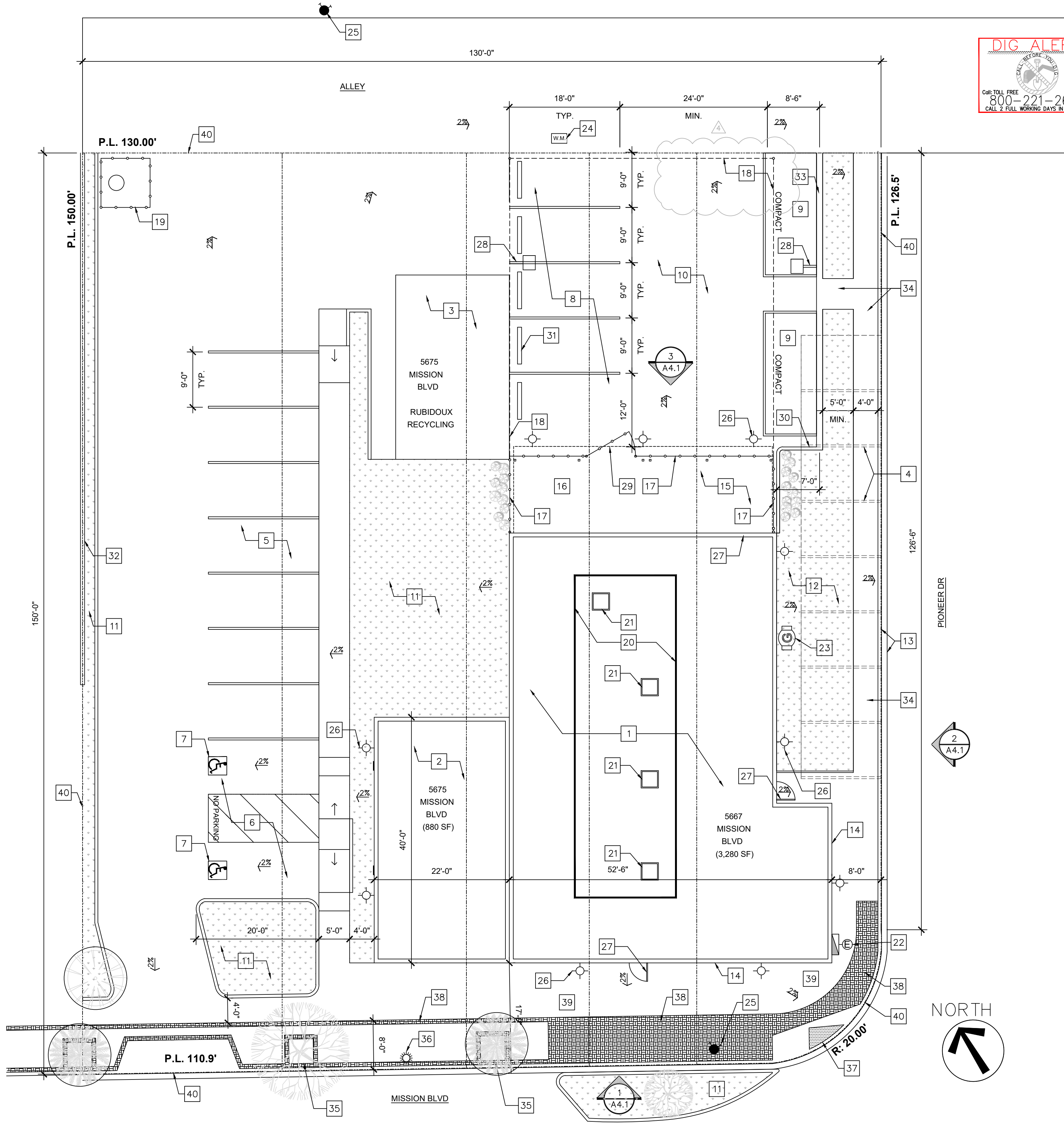
ATTACHMENT

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



**ATTACHMENT 3: SET
OF PLANS**

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF RICHARD ORTIZ DEVELOPED FOR USE ON THIS PROJECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF RICHARD ORTIZ.



SHEET INDEX

A0.1	TITLE SHEET / SITE PLAN / GENERAL NOTES
A-1	FLOOR PLAN
1	STREET IMPROVEMENT GENERAL NOTES AND TYPICAL SECTION
2	STREET IMPROVEMENT PLAN, DETAILS, AND SECTIONS
E1-0	CONCEPTUAL LANDSCAPE PLAN
	SHADING PLAN
	SITE LIGHTING PHOTOMETRIC
A4.1A	EXTERIOR COLORED ELEVATIONS
A4.1B	EXTERIOR COLORED ELEVATIONS

PROJECT DATA

PROJECT DESCRIPTION:	MA24018 - CUP NO. 24002 • INSTALL MECHANICAL SCREENS AT ROOFTOP HVAC UNITS • (N) (3) FAUX WINDOWS TO BECOME STORE FRONT GLAZING • REMOVE STRIPED STREET PARKING AND ADD OFF STREET PARKING STALLS • ADD LANDSCAPING • REMOVE (E) CHAIN LINK FENCE • (E) LIGHT FIXTURES TO BE REPLACED WITH MODERN LIGHTING • (E) CHAIN LINK FENCE TO BE DEMOLISHED
HOURS OF OPERATION:	MONDAY THRU SUNDAY, 8 AM TO 11 PM
JURISDICTION:	JARUPA VALLEY, CALIFORNIA
CONSTRUCTION TYPE:	TYPE: VB
OCCUPANCY GROUP:	A-2
ZONING:	RUBIDOUX VILLAGE CENTER (R-VC)
LAND USE DESIGNATION:	COMMERCIAL RETAIL (C-R)
CALIFORNIA CLIMATE ZONE:	10
APPLICABLE CODES:	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 GREEN BUILDING STANDARDS CODE (CALGREEN) 2022 BUILDING ENERGY EFFICIENCY STANDARDS
ASSESSOR'S PARCEL NO.:	179-112-026
NO. OF STORIES:	ONE-STORY
FIRE SPRINKLERS:	NO
HEIGHT:	14'-2 (E) TO REMAIN (50'-0" MAX. ALLOWED)
PROJECT NO.:	20245005

PROJECT DATA

CITY:	JARUPA VALLEY
COUNTY:	RIVERSIDE
LOT SIZE (TOTAL PROJECT SITE):	19,283 SQ. FT. (0.44 ACRE)

AREA ANALYSIS

(ENTIRE SITE)	
TOTAL LOT AREA:	19,283 SQ. FT. (0.44 ACRE)
TOTAL BUILDING AREA:	4,715 SQ. FT. (24%)
DRIVEWAY AND WALKWAYS:	11,798 SQ. FT. (61%)
TOTAL LOT COVERAGE:	16,513 SQ. FT. (85%)

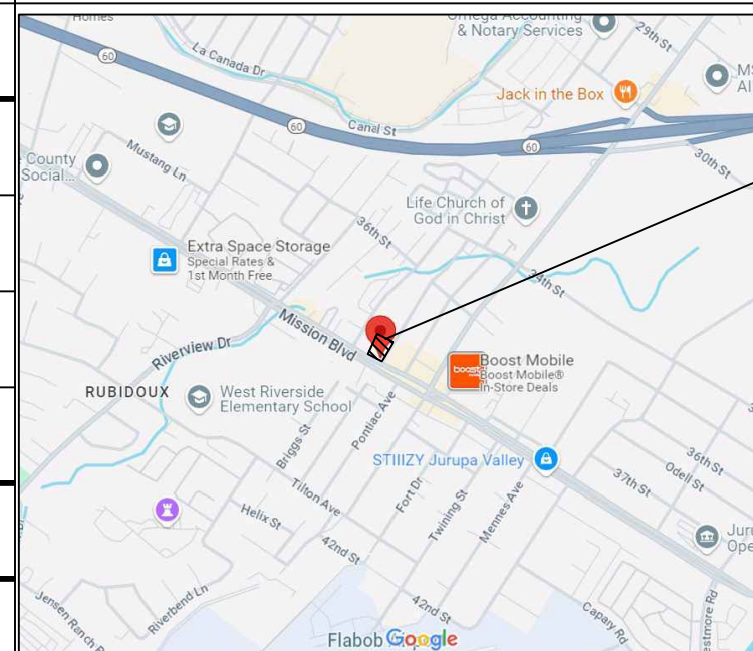
PARKING ANALYSIS

DATA	CALCULATION	SPACES REQUIRED
4 EMPLOYEES @ COCKTAIL BAR & LOUNGE	1 SPACE PER 2 EMPLOYEES	2
2,300 SF OF SERVING AREA	1 SPACE PER 45 SF OF SERVING AREA	51
ADJACENT TENANT: SMOKE SHOP & CHECK CASHING = 800 SF	1 SPACE PER 200 SF	4
RECYCLING CENTER = 555 SF	1 SPACE PER 5,000 SF	1
TOTAL REQUIRED		58
16 TOTAL PARKING SPACES PROVIDED		

SITE PLAN KEYNOTES

- COCKTAIL BAR AND LOUNGE
- ADJACENT TENANT & CHECK CASHING
- (E) RECYCLING CENTER TO REMAIN
- (E) STREET PARKING TO BE REMOVED, TYP.
- (E) PARKING TO REMAIN. ADJACENT TENANT'S PARKING TO BE SHARED WITH COCKTAIL BAR & LOUNGE
- (E) ACCESSIBLE PARKING TO REMAIN
- (E) ACCESSIBLE PARKING SIGNAGE
- (N) STANDARD PARKING STALLS
- (N) COMPACT PARKING STALL
- (E) PAVING TO REMAIN. PATCH AND REPAIR AS NECESSARY. SEE SITE NOTE #2
- (E) LANDSCAPING TO REMAIN
- (N) LANDSCAPING
- (N) CURB AND GUTTER
- (N) FAUX WINDOWS TO CONCEAL (E) BLUE WOOD SIDING FINISH, TYP.
- (E) OUTDOOR STORAGE TO REMAIN
- TRASH ENCLOSURE
- (E) CHAIN LINK FENCE TO BE REMOVED
INSTALL PRIVACY SLATS
- (E) CHAIN LINK FENCE TO BE REMOVED
- (E) PROPANE ENCLOSURE TO REMAIN
- (N) PREFABRICATED METAL MECHANICAL SCREENS AT ROOF
- HVAC ROOFTOP UNIT
- (E) ELECTRICAL METER TO REMAIN
- (E) GAS METER TO REMAIN
- (E) WATER METER TO REMAIN
- (E) FIRE HYDRANT
- (E) LIGHTING TO REMAIN, TYP.
- ENTRY / EXIT DOOR
- (N) SITE LIGHTING FIXTURE. SEE ELECTRICAL
- OUTLINE OF (E) WOOD-FRAMED ROOF COVERING ABOVE
- CONCRETE CURB
- CONCRETE WHEEL STOP, TYP.
- (E) 9' HIGH CMU WALL TO REMAIN
- 12" CONCRETE CURB STEP-OUT
- (N) CONCRETE SIDEWALK
- (E) TREE AND TREE WELL TO REMAIN
- (E) STREET POLE LIGHT TO REMAIN
- (E) CURB RAMP TO REMAIN
- (E) PAVERS TO REMAIN
- (E) CONCRETE SIDEWALK TO REMAIN
- PROPERTY LINE

VICINITY MAP



SITE PLAN

SITE NOTES

- OWNER(S) AND TENANTS TO MAINTAIN ANY LANDSCAPING, PAINT, AND FENCING TO ENSURE THAT THE SITE IS PROPERLY MAINTAINED TO A HIGH STANDARD.
- SURFACING STANDARDS: CONCRETE SURFACING WITH A MINIMUM THICKNESS OF 32 INCHES, WITH EXPANSION JOINTS; OR ASPHALTIC CONCRETE PAVING COMPACTED TO A MINIMUM THICKNESS OF THREE INCHES ON FOUR INCHES OF CLASS 2 BASE, A BASE OF DECOMPOSED GRANITE OR EQUIVALENT COMPACTED TO A MINIMUM THICKNESS OF THREE INCHES TO ACT AS AN ALL WEATHER SURFACING MATERIAL.
- LIGHTING FACILITIES SHALL BE LOCATED TO PREVENT LIGHTS FROM SHINING DIRECTLY ONTO ADJOINING PROPERTIES OR STREETS. PARKING AREA LIGHTING SHALL BE OF AN ENERGY-EFFICIENT TYPE.
- ANY GRAFFITI PAINTED OR MARKED ON THE PREMISES OR ANY ADJACENT AREA UNDER CONTROL OF THE APPLICANT SHALL BE REMOVED OR PAINTED OVER WITHIN 48 HOURS OF ITS APPLICATION. IF THE APPLICANT FAILS TO REMOVE OR PAINT OVER GRAFFITI WITHIN 48 HOURS OF WRITTEN NOTIFICATION BY THE CITY, THE CITY SHALL BE AUTHORIZED TO ENTER THE PROPERTY FOR THE SOLE PURPOSE OF REMOVING THE GRAFFITI AND INVOICE THE APPLICANT FOR THE WORK.
- ELECTRICAL LINES AT PROPERTY ARE SINGLE PHASE AT 120/240 VOLTS

PROJECT TEAM

OWNER - APPLICANT:
NOHEMI PENICHE
16572 WASCLOD DRIVE
MORENO VALLEY, CA 92551

DESIGNER:
RICHARD ORTIZ
P.O. BOX 850
RANCHO CUCAMONGA, CA 91729
OFFICE: (909) 239-8067
CONTACT: RICHARD ORTIZ
studio_roca@yahoo.com

STREET IMPROVEMENT:
SAKE ENGINEERS, INC.
400 S. RAMONA AVE., STE. 202
CARONA, CA 92679
OFFICE: (951) 279-4041
CONTACT: SAM AKBARPOUR, PE
sam@sakeengineers.com

LANDSCAPING:
RICHARD POPE & ASSOCIATES
3687 VALENCIA AVE.
SAN BERNARDINO, CA 92404
OFFICE: (909) 888-5568
CONTACT: RICHARD POPE
richardpopeassociates.la@gmail.com

ELECTRICAL:
PRECISION ENGINEERING
32230 CALLE BALAZREA
TAMERULA, CA 92592
(951) 288-4808
CONTACT: ALAN DARLING, PE
adarling@msn.com



TITANIC CEVICHE SPORTS BAR

5667 MISSION BLVD., JURUPA VALLEY 92509

OWNER: NOHEMI PENICHE
16572 WASCLOD DRIVE
MORENO VALLEY, CA 92551

2025005 CD

- 4/23/24 CITY SUBMITTAL
- 5/27/24 - PLAN CHECK #1
- 7/15/24 - PLAN CHECK #2
- 8/06/24 - PLAN CHECK #3
- 01/16/26 - PLAN CHECK #4

TITLE SHEET / SITE PLAN

A0.1

Project No.
2025005001

1. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF JURUPA VALLEY FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND /OR PERMITS MAY BE REQUIRED.
2. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEARING OF THE WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. THIS INCLUDES UNDERGROUNDING EXISTING OVERHEAD LINES ALONG THE PROJECT FRONTAGE AS REQUIRED BY THE CONDITIONS OF APPROVAL. PERMITTEE MUST INFORM THE CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. PHONE: (951) 332- 6464
3. THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO RIVERSIDE COUNTY STANDARD NO. 816.
4. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION, COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
5. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461. CONSTRUCTION CENTERLINE OFFSETS SHALL PROVIDE A 1' TO EXISTING CENTERLINE OF RIGHT-OF-WAY PRIOR TO CONSTRUCTION. SURVEY MONUMENTS INCLUDING CENTERLINE MONUMENTS, THE POINTS, PROPERTY CORNERS AND BENCH MARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS.
6. ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET. INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, STORM DRAINS.
7. CURB EXPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO RIVERSIDE COUNTY STANDARD NO. 206 AND/OR NO. 207, AS DIRECTED IN THE FIELD.
8. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THE STATE RIGHT-OF-WAY.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE COUNTY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR REVIEW TO THE CITY PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
10. EACH SECTION OF THE PROJECT WILL REQUIRE ADDITIONAL SOIL TESTS FOR PARCEL AND TRACT MAPS SHALL BE TAKEN AND MAY BE TAKEN FOR PERMIT CASES BY THE CITY AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
11. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN 14 DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 3, 7, 39, AND 94 OF THE STATE STANDARD SPECIFICATIONS.
12. PRIME COAT IS REQUIRED PRIOR TO PAVING ON ALL GRADES IN EXCESS OF TEN PERCENT.
13. INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE NO. 461. THE CITY WILL PROVIDE COMPREHENSIVE LANDSCAPING GUIDELINES (CHOOSE THREE SPECIES AND NAME THEM HERE) STREETLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN.
14. AS DETERMINED BY THE TRAFFIC ENGINEER, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
15. ONLY LANDSCAPING CONSISTING OF GRASS AND PARKWAY TREES MAY BE INSTALLED WITHIN PARKWAYS ON LOCAL RESIDENTIAL STREETS WITHOUT SEPARATE LANDSCAPE PLANS. ALL OTHER TYPES OF LANDSCAPING IN THESE AREAS, INCLUDING ALL LANDSCAPING ON ALL OTHER STREET TYPES, SHALL REQUIRE SEPARATE LANDSCAPE PLANS.
16. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THOSE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY THE CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT.
17. A CONSTRUCTION PROJECTS MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB). PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE. PRIOR TO ANY CONSTRUCTION, THE DEVELOPER SHALL PROVIDE THE CITY A COPY OF THE NOI WITH A VALID WMD NUMBER.
18. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS AS REQUIRED. BY SIGNING THESE IMPROVEMENT PLANS, THE PROJECT AREAS, OR ROADWAYS SUBJECT TO THE PROJECT ORIGINATING WITHIN THE REQUEST OF THE TRAFFIC ENGINEER OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
19. FOR ALL DRIVEWAY RECONSTRUCTION BEYOND RIGHT-OF-WAY, PROOF OF DRIVEWAY OWNER NOTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER BY ACCEPTING THESE RECORDS OF PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO ASSUMES LIABILITY TO HOLD UNDERSTANDERS HARMLESS FROM ANY DAMAGE RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORD EXAMINED. LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED BY THE CONTRACTOR IS REQUIRED TO TAKE DUE CARE TO PROTECT SUCH UTILITIES OR STRUCTURES. THE CONTRACTOR AT ALL TIMES SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

ELECTRIC _____ SOUTHERN CALIFORNIA EDISON COMPANY (800) 655-4555
 GAS _____ SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200
 WATER _____ RUBIDOUX COMMUNITY SERVICE DISTRICT (951) 684-7580
 SEWER _____ RUBIDOUX COMMUNITY SERVICE DISTRICT (951) 684-7580
 TELEPHONE _____ VERIZON (800) 922-0204
 CABLE TV _____ CHARTER CABLE (855) 757-7328
 SCHOOL DISTRICT _____ JURUPA UNIFIED SCHOOL DISTRICT (951) 360-4100

1. CONTRACTOR SHALL POTHOLE AT THE TIE-IN STATIONS AND AT ANY OTHER POINTS OF POTENTIAL CONFLICTS WITH UNDERGROUND FACILITIES BEFORE STARTING CONSTRUCTION. EXISTING SUBSURFACE UTILITY DATA ON DRAWINGS WERE COMPILED FROM INFORMATION FURNISHED BY VARIOUS SOURCES. NEITHER THE ACCURACY NOR THE COMPLETENESS OF THE DATA IS GUARANTEED BY THE CITY/COUNTY OR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER MAINS, GAS MAINS, SANITARY SEWERS, STORM DRAINS, ELECTRIC CONDUITS, TELEPHONE LINES AND ANY OTHER UTILITIES WHICH MAY CONFLICT WITH THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE RING AND COVER SHALL BE ADJUSTED IN THE FIELD TO MATCH THE FINISHED GRADE. THE CONTRACTOR SHALL HAVE AVAILABLE ALL RECORDS OF THE SURFACE. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS FOR THE REPAIR OF ANY AND ALL DAMAGE TO THE CONTRACT WORK OR TO ANY UTILITY (WHETHER PREVIOUSLY KNOWN OR DISCLOSED DURING THE WORK) AS MAY BE CAUSED BY HIS OPERATIONS. UTILITIES NOT SHOWN ON THE DRAWING TO BE RELOCATED OR ALTERED BY OTHERS SHALL BE MAINTAINED BY THE CONTRACTOR. AT THE COMPLETION OF THE CONTRACT WORK, THE CONTRACTOR SHALL LEAVE ALL UTILITIES AND APPURTENANCES IN A CONDITION SATISFACTORY TO THE OWNERS AND THE CITY.

2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR SHALL BE REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

3. CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE COUNTY ENGINEER MAY REQUIRE TEMPORARY GUNITE WALLS, ENTERING OR LEAVING IMPROVEMENT.

4. ALL AREAS SHALL SLOPE A MINIMUM OF 1.0% TO STREETS, DRIVE OR DRAINAGE OR OTHERWISE.

5. QUANTITIES SHOWN HERE ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO PERFORM HIS OWN QUANTITY TAKEOFF.

6. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS; DURING THE COMPLETE CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THE REQUIREMENTS SHALL APPLY TO THE CONTRACTOR AND HIS EMPLOYEES, SUBS, AND SUPPLIERS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY/COUNTY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY/COUNTY OR ENGINEER OF RECORD.

MARIE SORBELLO
4805 BRENTWOOD AVE.
RIVERSIDE, CA 92506
(909) 251-7750 PH.

SAKE ENGINEERS, INC.
400 S. RAMONA AVE., STE. 202
CORONA, CA 92879
(951) 279-4041 PH.

LANDMARK SURVEYING
MAPPING & ENGINEERING INC.
14586 CHOKE CHERRY DRIVE
VICTORVILLE, CA 92392
(760) 955-4141 PH.
(760) 955-3441 FAX

179-112-026

ZONE X
MAP: 060650043G, DATED: 08/28/2008

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF JURUPA VALLEY FOR A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH CITY PROCEDURES, APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS. AS ENGINEER OF RECORD (EOR), I AGREE TO INDEMNIFY AND HOLD THE CITY OF JURUPA VALLEY, THE JURUPA VALLEY HOUSING AUTHORITY, AND THE JURUPA VALLEY COMMUNITY SERVICES DISTRICT (CSD), ITS OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY OF CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD. I HAVE READ AND INFORMED THE PROJECT APPLICANT/DEVELOPER THAT APPROVAL OF THESE PLANS DO NOT RELIEVE THEM FROM THE REQUIREMENTS OF THE CONDITIONS OF APPROVAL (ATTACHED HEREIN OR IN OTHER APPROVED IMPROVEMENT PLANS). I ALSO HEREBY DECLARE THAT I HAVE COMPARED THESE PLANS WITH ALL APPLICABLE ADA TITLE 11 AND TITLE 24 REQUIREMENTS FOR DISABILITY ACCESS FOR THIS PROJECT, AND THESE PLANS ARE IN FULL COMPLIANCE WITH THOSE REQUIREMENTS.

HEREBY CERTIFY THAT AS THE ENGINEER IN RESPONSIBLE CHARGE OF WORK FOR THIS PROJECT, I HAVE REVIEWED THE ENGINEERING WORK AS SHOWN ON THESE PLANS TO DETERMINE GENERAL COMPLIANCE WITH PLANS AND SPECIFICATIONS, AND THAT THE COMPLETED CONSTRUCTION IS IN CONFORMANCE WITH THESE PLANS.

CIVIL ENGINEER OF RECORD: _____
S.A.M. AKBARPOUR



A map showing the project location. The site is located on the east side of Mission Blvd, just south of Pioneer Dr. The map includes labels for La Ruf St, Grandview Ave, Riverview Dr, Smith St, Avalon St, Pioneer Dr, Pontiac Ave, Rubicon, Mission Blvd, and 34th St. A north arrow is also present.

Plan view of proposed sidewalk and curb & gutter construction. The diagram shows a cross-section of the road and sidewalk. Key dimensions and labels include:

- CONSTRUCTION CENTERLINE** and **MONUMENT CENTERLINE** are marked at the top.
- R/W** (Right of Way) is indicated on both sides.
- Dimensions:**
 - From the left R/W line to the Construction Centerline: 8' + 35' = 43'.
 - From the Construction Centerline to the Monument Centerline: 10.55'.
 - From the Monument Centerline to the right R/W line: 15' + 8' = 23'.
 - From the left R/W line to the proposed sidewalk: 2'.
 - From the proposed sidewalk to the curb & gutter: 6'.
 - From the curb & gutter to the existing sidewalk: 17'.
 - From the existing sidewalk to the monument centerline: 17'.
 - From the monument centerline to the existing curb & gutter: 6'.
 - From the existing curb & gutter to the right R/W line: 2'.
- Proposed Sidewalk:** Shown as a new layer on top of the existing AC/AB.
- Proposed Curb & Gutter:** Shown as a new layer on top of the existing AC/AB.
- Existing AC/AB:** The base layer of the existing sidewalk and curb.
- Overlay Varies:** Indicated for the new AC/AB and the overlay on the existing AC/AB.
- C&G:** Curb and Gutter.
- 2% Slope:** Indicated for the proposed sidewalk and the existing sidewalk.

NTS

1. CONTRACTOR SHALL POLOE AT THE TIE-IN STATIONS AND AT ANY OTHER POINTS OF POTENTIAL CONFLICTS WITH UNDERGROUND FACILITIES BEFORE STARTING CONSTRUCTION. EXISTING SUBSURFACE UTILITY DATA ON DRAWINGS WERE COMPILED FROM INFORMATION FURNISHED BY VARIOUS SOURCES. NEITHER THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION SHOWN IS GUARANTEED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER MAINS, GAS MAINS, SANITARY SEWERS, STORM DRAINS, ELECTRIC CONDUITS, TELEPHONE LINES AND ANY OTHER UTILITIES WHICH MAY CONFLICT WITH THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE RIGS AND COVER SLEETS BE ADJUSTED TO FIELD TO THE WISHED SLOPE OF THE PAVEMENT TO FORM A SMOOTH DRIVING SURFACE. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS FOR THE REPAIR OF ANY AND ALL DAMAGE TO THE CONTRACT WORK OR TO ANY UTILITY (WHETHER PREVIOUSLY KNOWN OR DISCLOSED DURING THE WORK) AS MAY BE CAUSED BY HIS OPERATIONS. UTILITIES NOT SHOWN ON THE DRAWING TO BE RELOCATED OR ALTERED BY OTHERS SHALL BE MAINTAINED BY THE CONTRACTOR. AT THE COMPLETION OF THE CONTRACT WORK, THE CONTRACTOR SHALL LEAVE ALL UTILITIES AND APPURTENANCES IN A CONDITION SATISFACTORY TO THE OWNERS AND THE CITY.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
3. CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE COUNTY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES, ENTERING OR LEAVING IMPROVEMENT.
4. ALL AREAS SHALL SLOPE A MINIMUM OF 1.0% TO STREETS, DRIVE OR SWALE UNLESS OTHERWISE NOTED.
5. QUANTITIES SHOWN HERE ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO PERFORM HIS OWN QUANTITY TAKEOFF.
6. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY AND THE QUALITY OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY THAT THE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY OF JURUPA VALLEY AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OF JURUPA VALLEY OR THE ENGINEER.

SHEET 1 TITLE SHEET
SHEET 2 PIONEER DRIVE PLAN & PROFILE
CROSS SECTIONS

CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT APPROVED BY:		CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT RECOMMENDED BY:	
_____ PAUL TOOR, CITY ENGINEER R.C.E. 46281	_____ DATE	_____ TINA YORK, DEVELOPMENT SERVICES MANAGER R.C.E. 46367	_____ DATE



8930 LIMONITE AVE.
JURUPA VALLEY, CA
TEL: (951) 332-6464
EMAIL: ENGINEERING@JURUPAVALLEY.ORG

IMPORTANT NOTE:
THE GRADING AND/OR IMPROVEMENT PLANS ARE APPROVED FOR A PERIOD OF TWO (2) YEARS FROM THE DATE SIGNED BY THE CITY ENGINEER. AFTER THE TWO (2) YEAR PERIOD HAS LAPSED, THE ENGINEER OF RECORD MAY BE REQUIRED TO SUBMIT AND PROCESS FOR CITY ENGINEER APPROVAL, UPDATED PLANS THAT COMPLY WITH THE MOST CURRENT CITY STANDARDS, PRACTICES, AND POLICIES.

[illegible]

BENCH MARK:
FIELD SURVEY ON 08/05/2020.
BM : RIV. CO. #M.L.81A

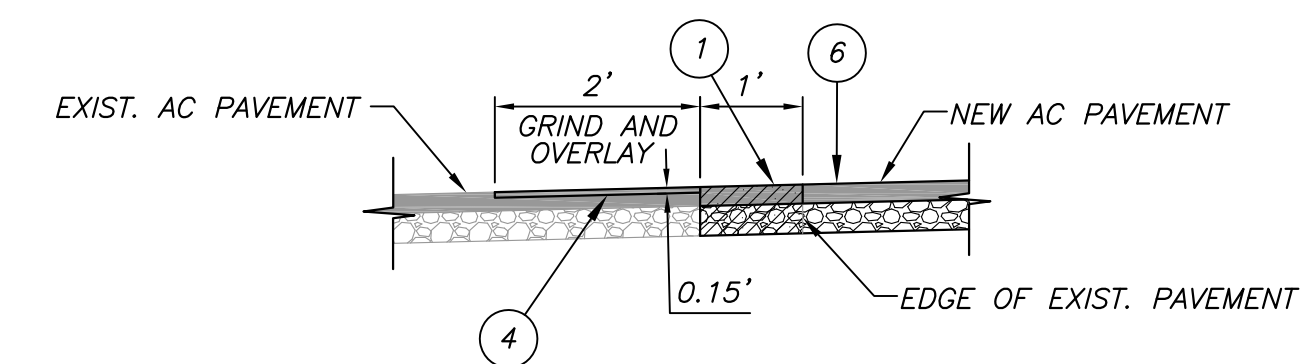
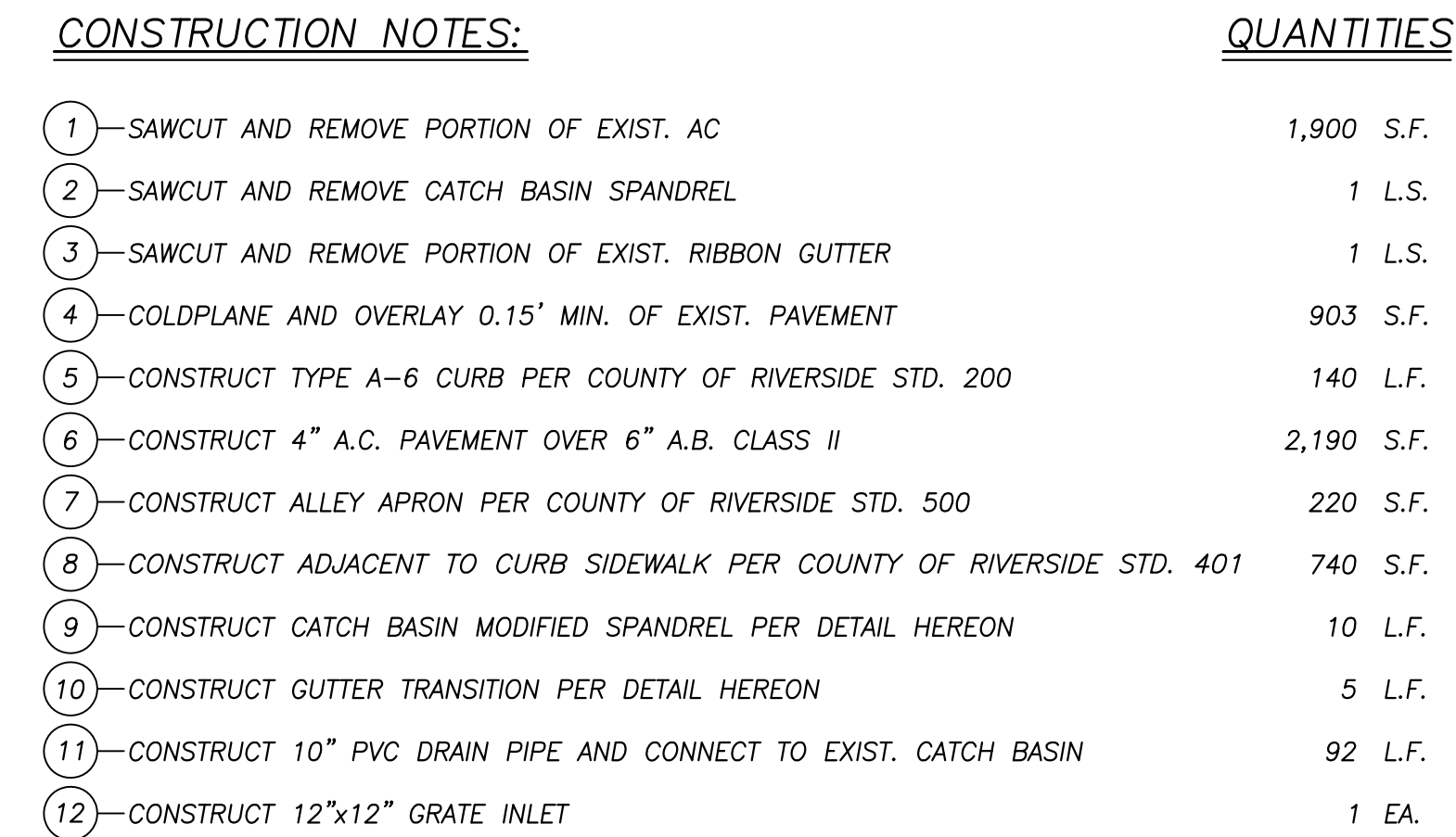
BASIS OF BEARING:
THE CENTERLINE OF
RIVERVIEW DRIVE BEING
NORTH 121°13'07" EAST



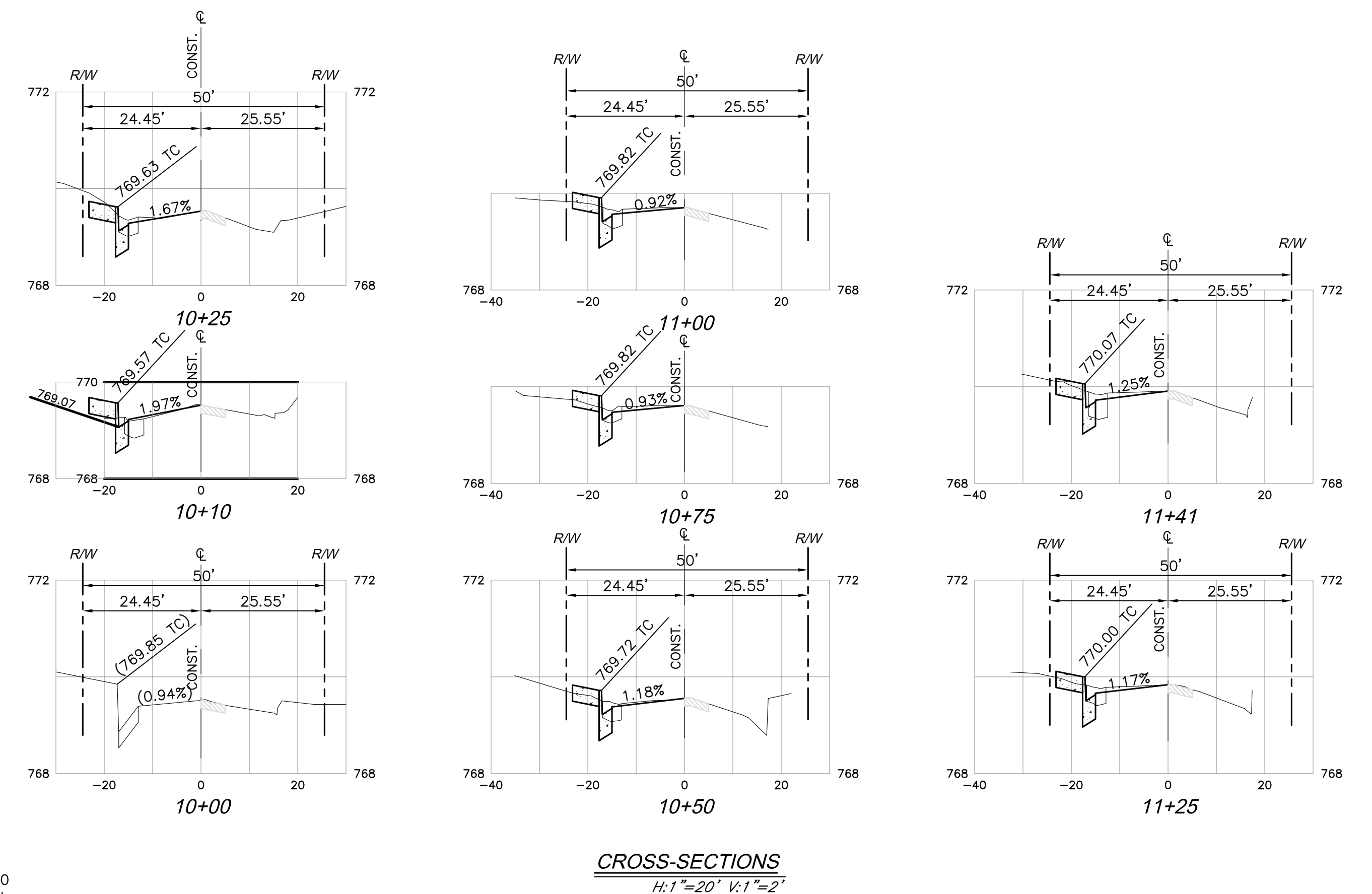
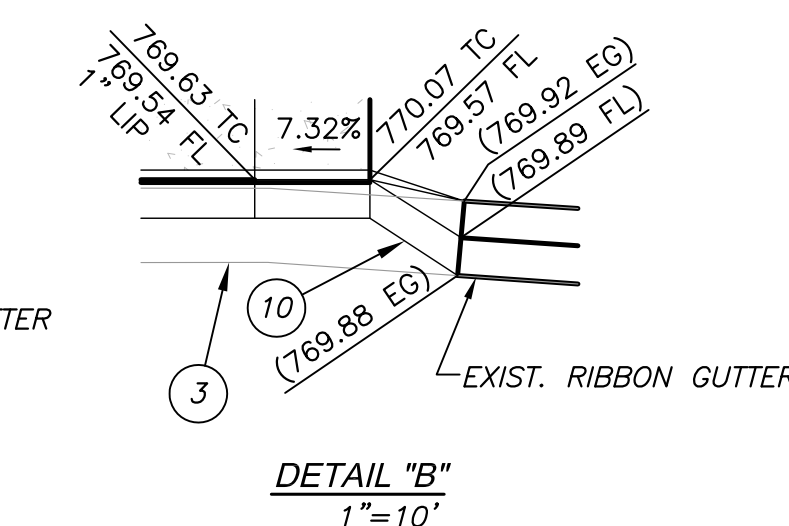
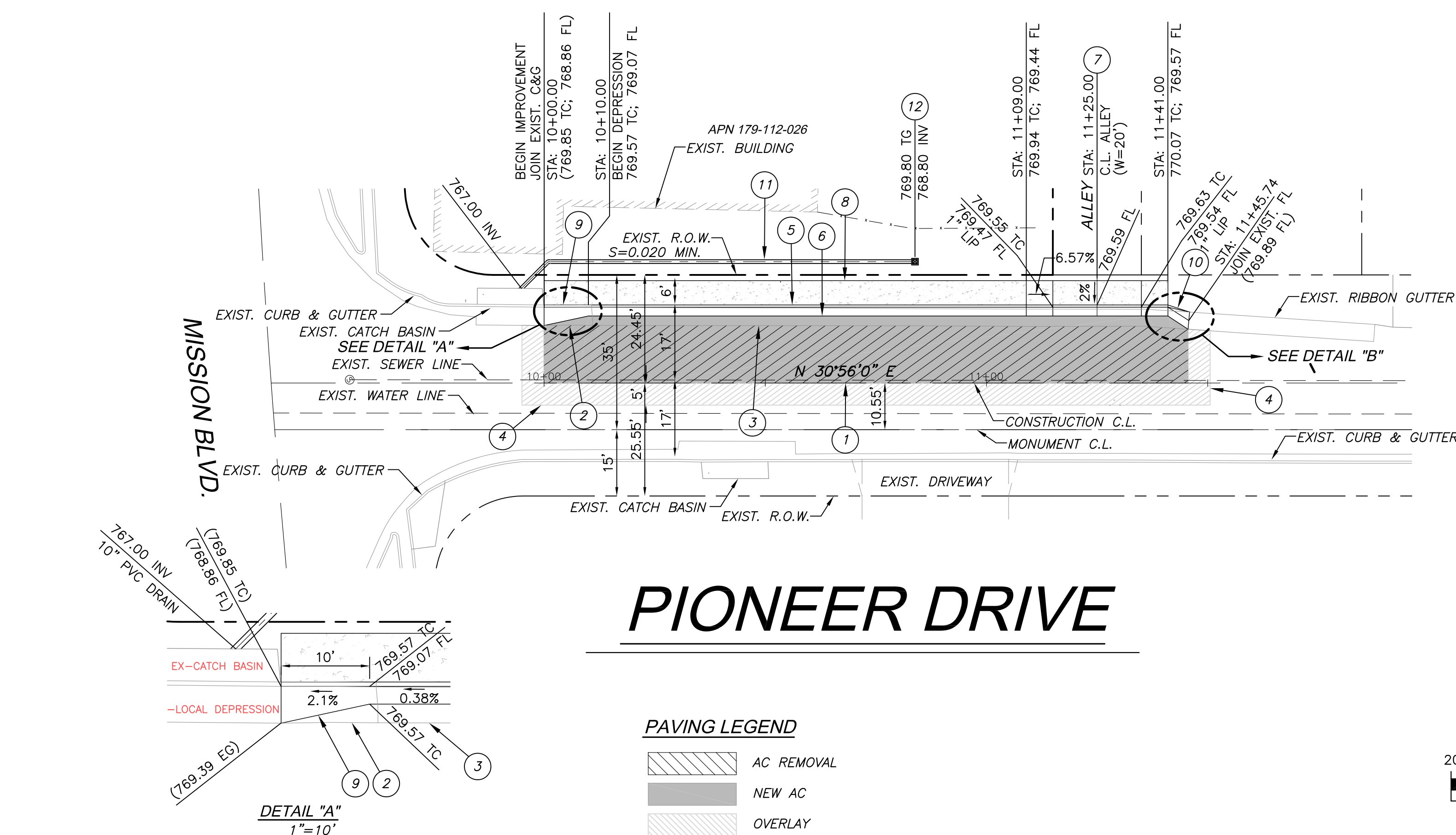
SAKE ENGINEERS, INC.
www.sakeengineers.com
 ENGINEERING • SURVEYING • LAND DEVELOPMENT
 400 S. RAMONA AVE., STE. 202
 CORONA, CALIFORNIA 92879
 (951) 279-4041 FAX: (951) 279-2830

PREPARED BY: _____ R.C.E. NO.: 53038
 _____ DATE: 7/23/2024

CITY OF JURUPA VALLEY		ACCT. NO.
STREET IMPROVEMENT PLAN FOR 5667 MISSION BLVD. (PIONEER DRIVE) COVER SHEET		SHEET 1 OF 2
FOR:	W.O.	CITY I.D. NO. IP 24-00



TYP. PAVEMENT JOINT DETAIL
NTS



COCKTAIL BAR AND LOUNGE

CONCEPTUAL LANDSCAPE PLAN

5667 MISSION BLVD.

JURUPA VALLEY 92509

APN: 179-112-026-0000

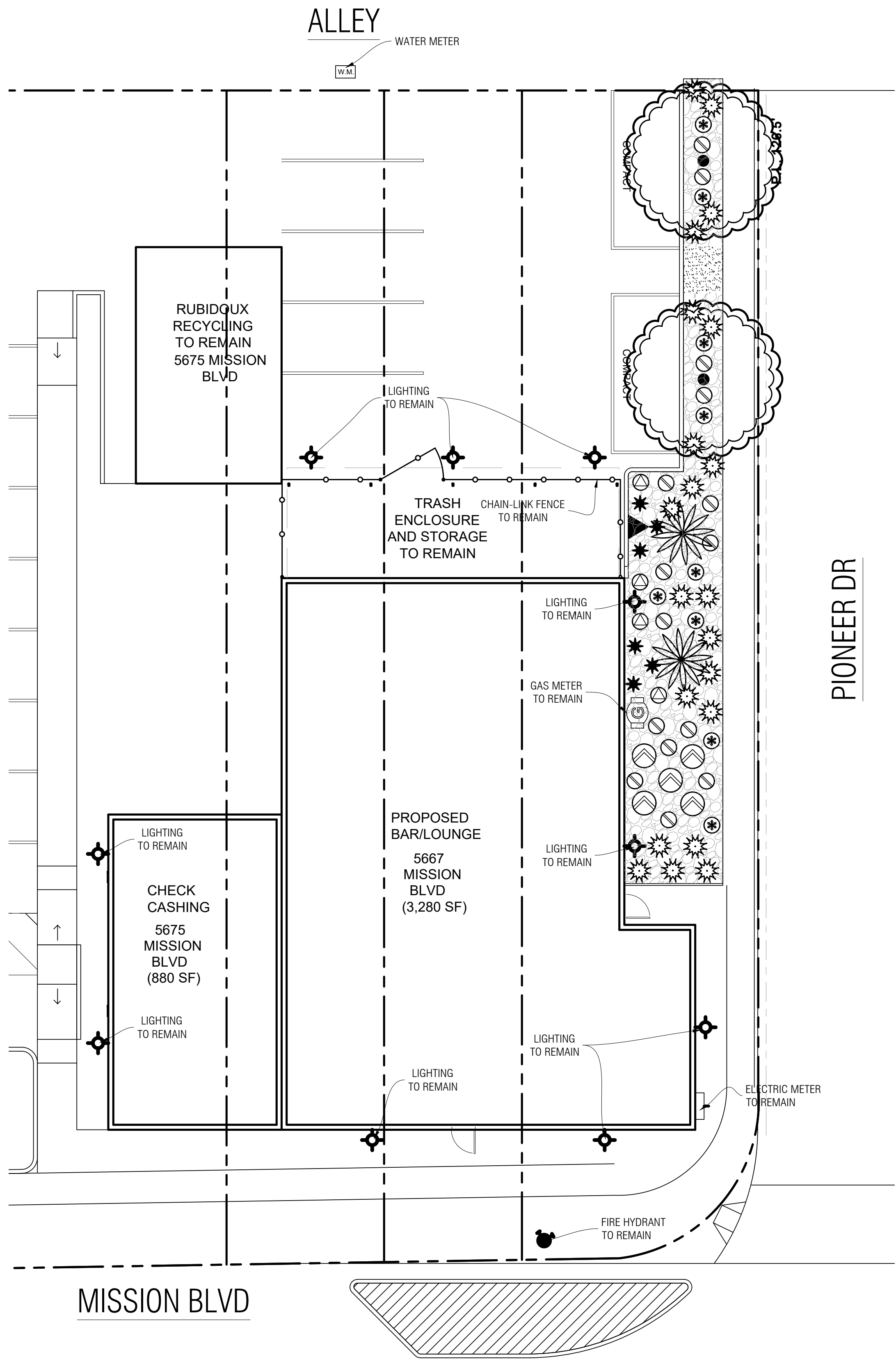
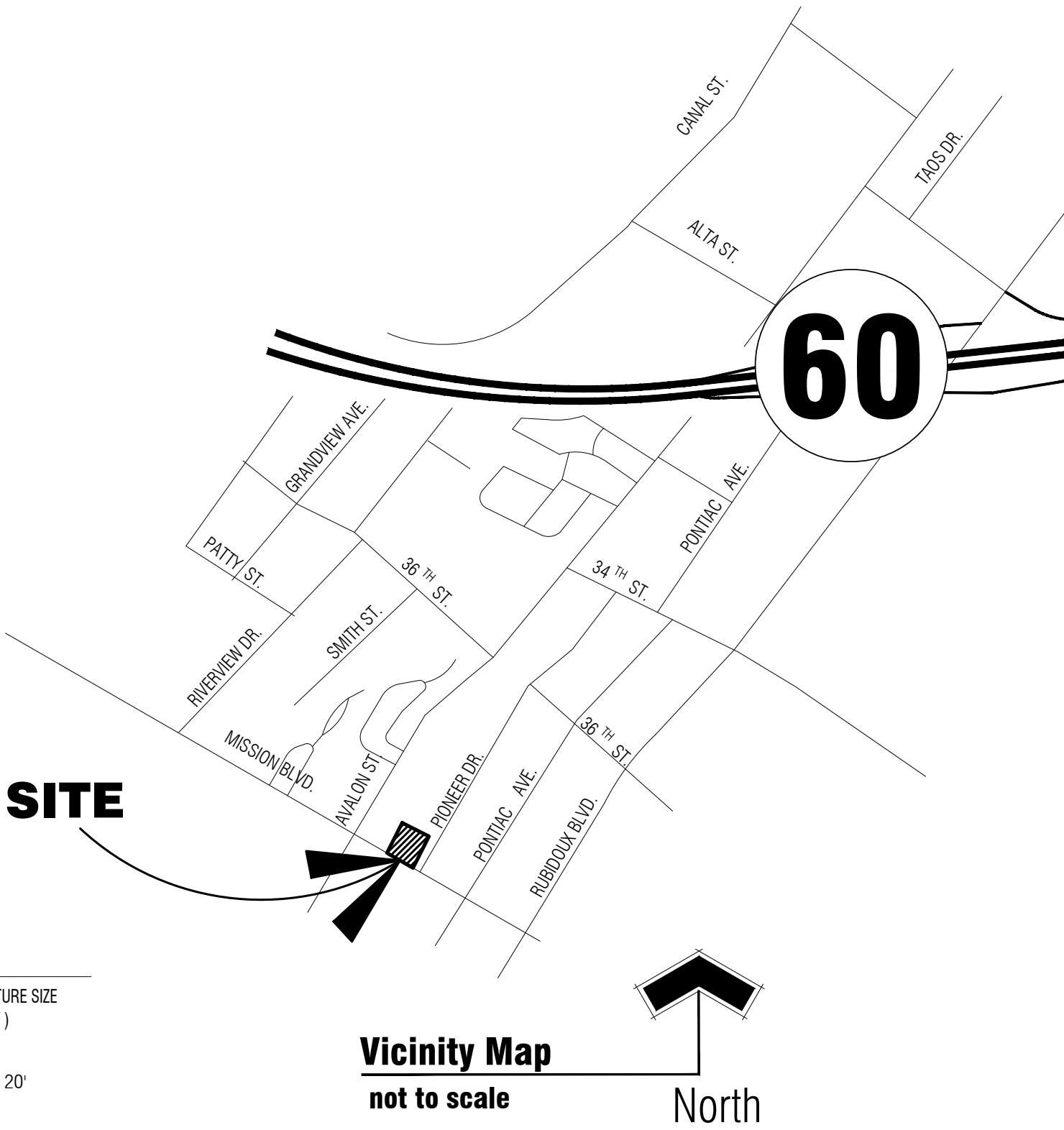
Total Landscape Area: 896 Sq. Ft.

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

SIGN Richard Pope DATE 4/15/2025

Applicant:

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



Planting Legend

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS IV WATER USAGE	INTENDED MATURE SIZE (H x W)
	2	15 Gal.	Acacia baileyana 'Purpurea'	Purple Fernleaf Acacia	Low	20' H, Ø 20'
	6	5 Gal.	Aeonium arboreum 'Schwarzkopf'	Large Purple Aeonium	Low	3' H, Ø 2'
	15	5 Gal.	Agave parryi	Soap Agave	Low	2' H, Ø 2'
	21	5 Gal.	Aloe cameroni	Red Aloe	Low	2' H, Ø 3'
	9	5 Gal.	Aloe striata 'Ghost'	Ghost Aloe	Low	2' H, Ø 2'
	2	5 Gal.	Beaucarnea recurvata	Ponytail Palm	Mod	10' H, Ø 8'
	4	5 Gal.	Crassula arborescens	Silver Dollar Plant	Low	2' H, Ø 2'
	5	5 Gal.	Euphorbia ingens	Candelabra Tree	Low	12' H, Ø 3'
	1	5 Gal.	Gelsemium sempervirens	Carolina Jessamine	Mod	Climbing
	30 Sq. Ft.		3" Thick Layer of Decomposed Granite			
	615 Sq. Ft.		3" Thick Layer of 1" - 2" Rounded Pebbles		Color: Desert Spice Available from Caldg.com	
			Existing Landscaping to Remain - NOT A PART			

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

CONCEPTUAL PLAN
Scale: 1" = 10'
0 5 10 20 30 40
NORTH

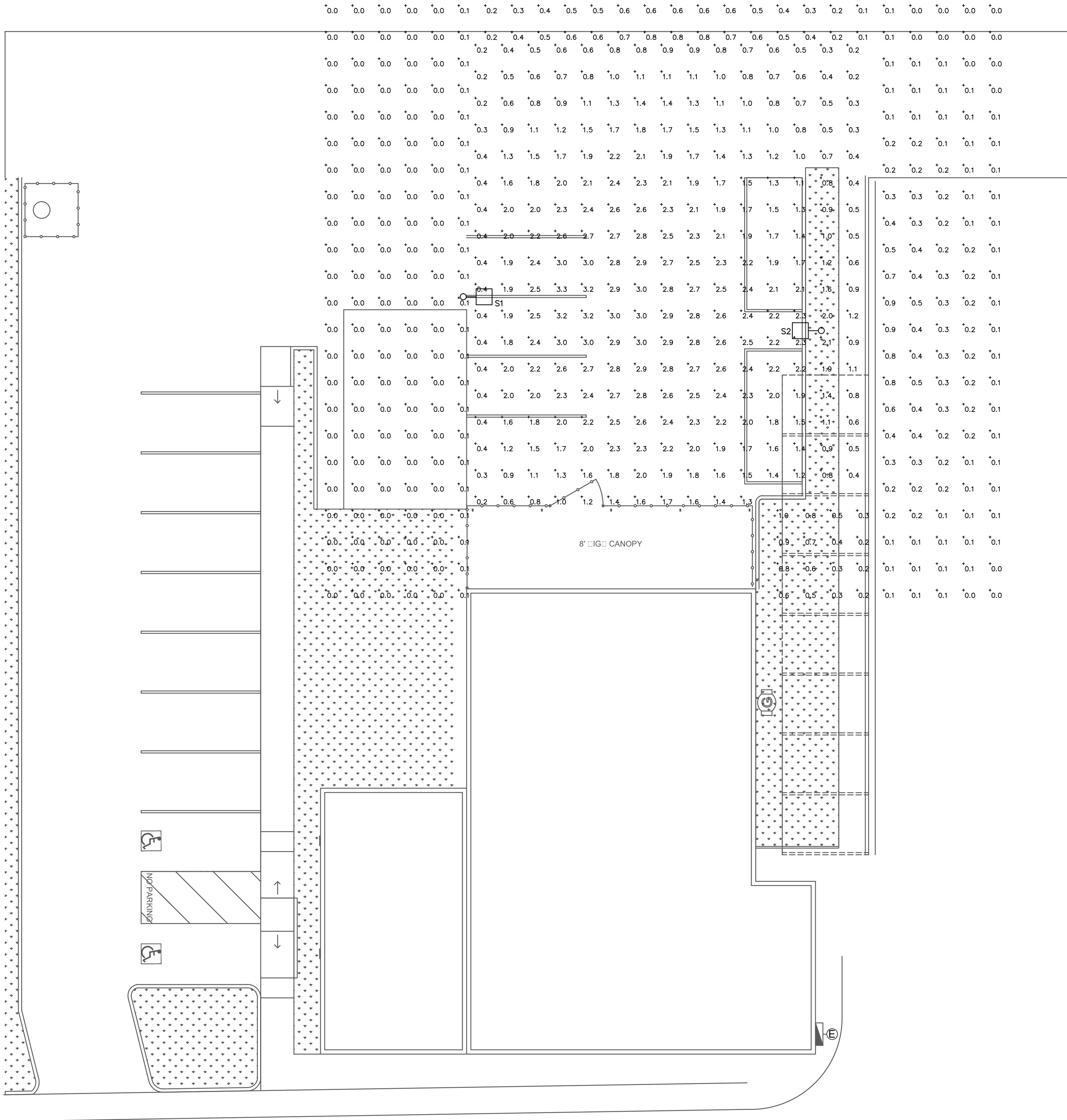


JOB: 25-09 LKD OKE
April 14, 2025

RICHARD
POPE
AND ASSOCIATES
Landscape Architecture



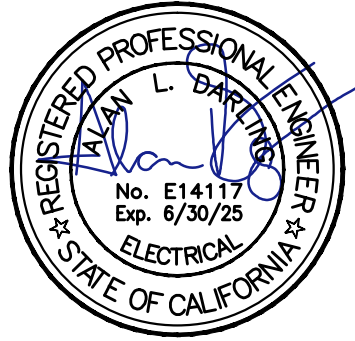
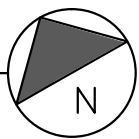
3687 Valencia Ave.
San Bernardino, CA 92404
Office phone: (909) 888-5568
richardpopeassociates.la@gmail.com
www.richardpopeandassociates.com
Richard Pope, Landscape Architect CA# 2664



LIGHTING FIXTURE SCHEDULE									
TYPE	SYMBOL	DESCRIPTION	QTY.	WATTS	TYPE	VOLTS	CATALOG NUMBER		MOUNTING
S1 45		POLE-MOUNTED PARKING LOT LED, TYPE III WITH WITH EXTREME BACKLIGHT CONTROL. ON A 14' SSS 4" POLE ON A 24" CONCRETE BASE	1	45	LED 4000K	120V	LITHONIA 120 SPA PIR DDBXD SSS 14 4C DDBXD	DSXOLED P2 40K 70CRI BLC3	POLE-MOUNTED AT 16'-0" WITH BACK LIGHT CONTROL
S2 45		POLE-MOUNTED FULL CUTOFF PARKING LOT LED, TYPE III. ON A 14' SSS 4" POLE ON A 24" CONCRETE BASE	1	45	LED 4000K	120V	LITHONIA 120 SPA PIR DDBXD SSS 14 4C DDBXD	DSXOLED P2 40K 70CRI T3M	POLE-MOUNTED AT 16'-0" WITH BACK LIGHT CONTROL

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING & DRIVE AISLE	+	1.6 fc	3.3 fc	0.2 fc	16.5:1	8.0:1
SPILL LIGHT	+	0.2 fc	1.5 fc	0.0 fc	N/A	N/A

SITE PHOTOMETRIC
SCALE 1" = 10'-0"



COC ☐ TAIL BAR AND LOUNGE

5667 MISSION BLVD., JURUPA VALLEY 92509

OWNER: NOHEMI PENICHE
16572 WASCLD DRIVE
MORENO VALLEY, CA 92551

ALAN L. DARLING, P.E.
Precision Engineering
1192S BLUFF ST. (951) 288-4808
SANTAQUIN, UT 84655 adarling@msn.com

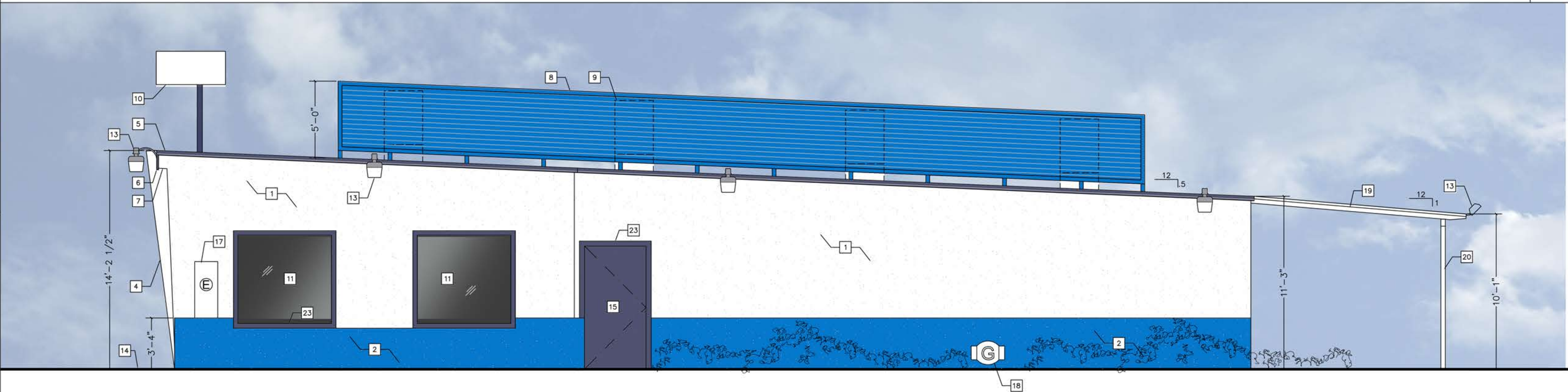
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SOUTH ELEVATION

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

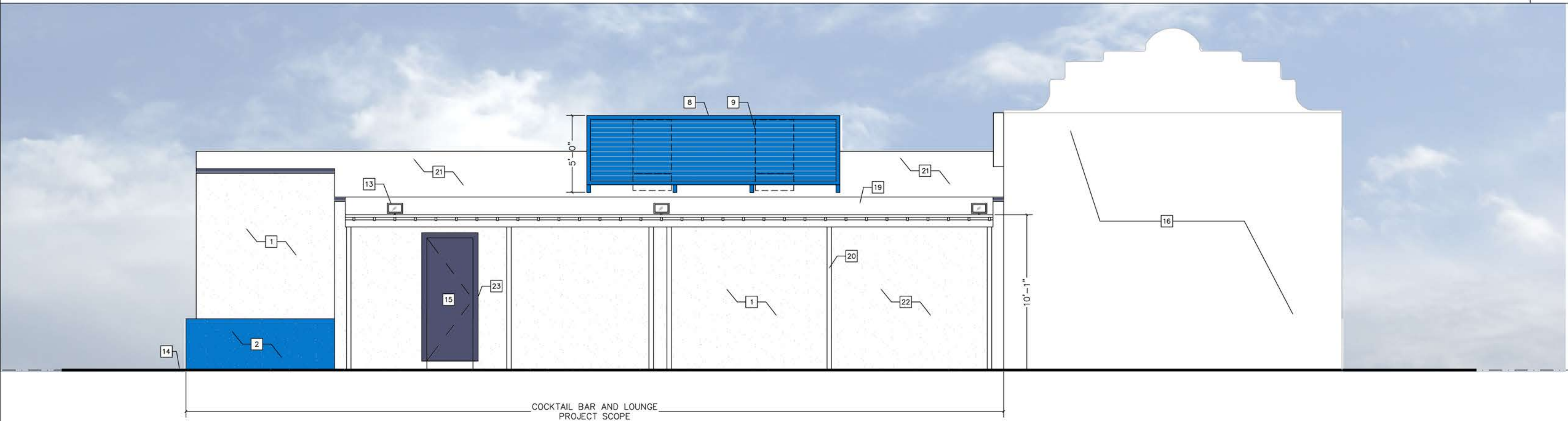
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EAST ELEVATION

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

2



NORTH ELEVATION

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

3

ELEVATION KEYNOTES

- 1 SMOOTH STUCCO FINISH, TYP.
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 2 SMOOTH STUCCO FINISH, TYP.
COLOR: SHERWIN WILLIAMS BLUE CHIP SW 6959
- 3 CMU
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 4 ARCHITECTURAL ORNAMENTATION
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 5 METAL ROOF FLASHING, TYP.
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258
- 6 (E) WOOD FASCIA
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258
- 7 LIGHT FIXTURE CONCEALED IN WOOD FASCIA
- 8 PREFABRICATED METAL SCREEN
COLOR: SHERWIN WILLIAMS BLUE CHIP SW 6959
- 9 ROOF TOP UNIT, BEYOND MECHANICAL SCREEN
- 10 BUSINESS SIGNAGE
- 11 FAUX WINDOWS: GLASS OVER BLACK FILM TO CONCEAL
(E) WOOD SIDING, TYP.
- 12 BUILDING ADDRESS PER CFC SECTION 505.1. EACH CHARACTER TO BE 4" MIN. HEIGHT, WITH MIN. STROKE WIDTH OF 1/2"
- 13 (E) LIGHT FIXTURE TO REMAIN, TYP.
- 14 (E) FINISH SURFACE, SLOPE 2% MIN. AWAY FROM BUILDING EXTERIOR.
- 15 (E) SOLID WOOD DOOR TO REMAIN
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258
- 16 ADJACENT TENANT. NOT IN PROJECT SCOPE
- 17 (E) ELECTRICAL METER
- 18 (E) GAS METER
- 19 WOOD ROOF COVERING ABOVE EXTERIOR STORAGE -
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 20 (E) POST TO REMAIN, TYP.
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 21 (E) SLOPED ROOF BEYOND
- 22 TRASH ENCLOSURE SCREENED BY CHAIN LINK FENCE
- 23 (E) WOOD TRIM
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258

ELEVATION NOTES

1. ALL DETAIL REFERENCES ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS WHETHER SPECIFICALLY REFERENCED OR NOT.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.


STUDIO ROCA INC.
P.O. BOX 850
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Phone: (909) 239-8067
Email: studio_roca@yahoo.com

TITANIC CEVICHE SPORTS BAR

5667 MISSION BLVD., JURUPA VALLEY 92509

OWNER: NOHEMI PENICHE
16572 WASCLOD DRIVE
MORENO VALLEY, CA 92551

2025005 CD

EXTERIOR
ELEVATIONS

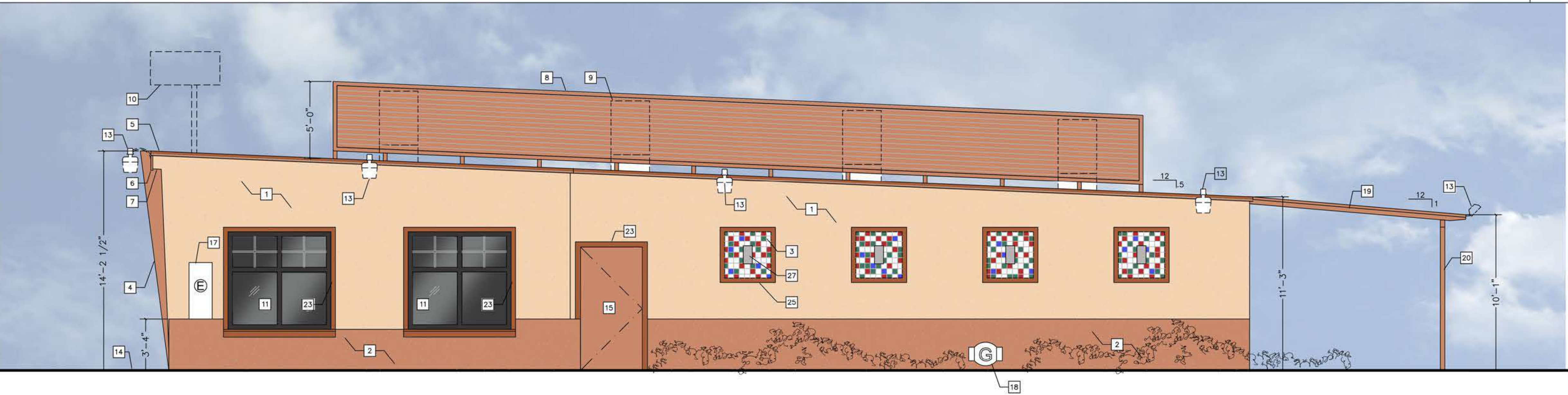
A4.1

Project No.
2025005401

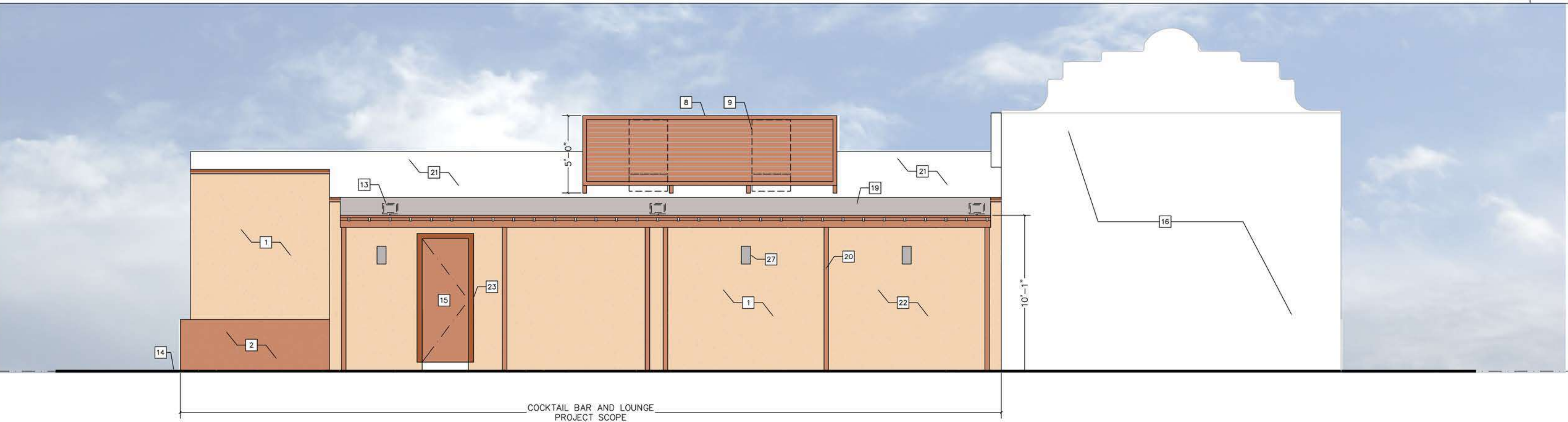
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SOUTH ELEVATION SCALE: 1/4"=1'-0" 1



EAST ELEVATION SCALE: 1/4"=1'-0" 2



NORTH ELEVATION SCALE: 1/4"=1'-0" 3

ELEVATION KEYNOTES

- 1 SMOOTH STUCCO FINISH, TYP.
COLOR: SHERWIN-WILLIAMS FLATTERING PEACH SW 6638
- 2 SMOOTH STUCCO FINISH, TYP.
COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
- 3 (N) EXTERIOR DECORATIVE TILE OVER (E) CMU / STUCCO
- 4 ARCHITECTURAL ORNAMENTATION, TYP.
COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
- 5 METAL ROOF FLASHING, TYP.
COLOR: SHERWIN WILLIAMS EARTHEN JUG SW 7703
- 6 (E) WOOD FASCIA, TYP.
COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
- 7 (E) LIGHT FIXTURES UNDER FASCIA TO BE REPLACED BY (N) LED STRIP LIGHTING AND TO BE CONCEALED UNDER WOOD FASCIA
- 8 PREFABRICATED METAL MECHANICAL SCREEN
COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
- 9 ROOF TOP UNIT, BEYOND MECHANICAL SCREEN
- 10 BUSINESS SIGNAGE TO BE REMOVED
- 11 (N) FAUX WINDOWS: GLASS & MULLIONS OVER BLACK FILM TO CONCEAL (E) WOOD SIDING, TYP.
- 12 BUILDING ADDRESS PER CFC SECTION 505.1. EACH CHARACTER TO BE 4" MIN. HEIGHT, WITH MIN. STROKE WIDTH OF 1/2"
- 13 (E) LIGHT FIXTURE TO BE REMOVED, TYP.
- 14 (E) FINISH SURFACE, SLOPE 2% MIN. AWAY FROM BUILDING EXTERIOR.
- 15 (E) SOLID WOOD DOOR TO REMAIN
COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
- 16 ADJACENT TENANT. NOT IN PROJECT SCOPE
- 17 (E) ELECTRICAL METER
- 18 (E) GAS METER
- 19 WOOD ROOF COVERING ABOVE EXTERIOR STORAGE -
COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
- 20 (E) POST TO REMAIN, TYP.
COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
- 21 (E) SLOPED ROOF BEYOND
- 22 TRASH ENCLOSURE SCREENED BY CHAIN LINK FENCE
- 23 (E) WOOD TRIM.
COLOR: SHERWIN WILLIAMS EARTHEN JUG SW 7703
- 24 (N) OPERABLE WINDOWS
- 25 (N) WOOD TRIM.
COLOR: SHERWIN WILLIAMS EARTHEN JUG SW 7703
- 26
- 27 (N) EXTERIOR LIGHT FIXTURE
- 28 (N) DECORATIVE ENTRY DOOR

ELEVATION NOTES

1. ALL DETAIL REFERENCES ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS WHETHER SPECIFICALLY REFERENCED OR NOT.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.

OPTION A


STUDIO ROCA INC.
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Email: studio_roca@yahoo.com

TITANIC CEVICHE LOCO
5667 MISSION BLVD., JURUPA VALLEY 92509
OWNER: NOHEMI PENICHE
16572 WASCLOD DRIVE
MORENO VALLEY, CA 92551

Project No.
2025005401

EXTERIOR ELEVATIONS

A4.1

2025005 CD

NORTH ELEVATION

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

3

	SMOOTH STUCCO FINISH, TYP. COLOR: SHERWIN-WILLIAMS FLATTERING PEACH SW 6638
2	SMOOTH STUCCO FINISH, TYP. COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
3	(N) EXTERIOR DECORATIVE TILE OVER (E) CMU / STUCCO
4	ARCHITECTURAL ORNAMENTATION, TYP. COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
5	METAL ROOF FLASHING, TYP. COLOR: SHERWIN WILLIAMS EARTHEN JUG SW 7703
6	(E) WOOD FASCIA, TYP. COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
7	(E) LIGHT FIXTURES UNDER FASCIA TO BE REPLACED BY (N) LED STRIP LIGHTING AND TO BE CONCEALED UNDER WOOD FASCIA
8	PREFABRICATED METAL MECHANICAL SCREEN COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
9	ROOF TOP UNIT, BEYOND MECHANICAL SCREEN
10	BUSINESS SIGNAGE TO BE REMOVED
11	(N) FAUX WINDOWS: GLASS & MULLIONS OVER BLACK FILT TO CONCEAL (E) WOOD SIDING, TYP.
12	BUILDING ADDRESS PER CFC SECTION 505.1. EACH CHARACTER TO BE 4" MIN. HEIGHT, WITH MIN. STROKE WIDTH OF 1/2"
13	(E) LIGHT FIXTURE TO BE REMOVED, TYP.
14	(E) FINISH SURFACE, SLOPE 2% MIN. AWAY FROM BUILDING EXTERIOR.
15	(E) SOLID WOOD DOOR TO REMAIN COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
16	ADJACENT TENANT. NOT IN PROJECT SCOPE
17	(E) ELECTRICAL METER
18	(E) GAS METER
19	WOOD ROOF COVERING ABOVE EXTERIOR STORAGE - COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
20	(E) POST TO REMAIN, TYP. COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
21	(E) SLOPED ROOF BEYOND
22	TRASH ENCLOSURE SCREENED BY CHAIN LINK FENCE
23	(E) WOOD TRIM. COLOR: SHERWIN WILLIAMS EARTHEN JUG SW 7703
24	(N) OPERABLE WINDOWS
25	(N) WOOD TRIM. COLOR: SHERWIN WILLIAMS EARTHEN JUG SW 7703
26	
27	(N) EXTERIOR LIGHT FIXTURE
28	(N) DECORATIVE ENTRY DOOR

1. ALL DETAIL REFERENCES ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS WHETHER SPECIFICALLY REFERENCED OR NOT.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.



5667 MISSION BLVD., JURUPA VALLEY 92509

OWNER: NOHEMI PENICHE
16572 WASCLOD DRIVE
MORENO VALLEY, CA 92551

2025005 CD

OPTION B

EXTERIOR ELEVATIONS

A4.1

Project No.
2025005401

ATTACHMENT 4:
BUSINESS PLAN

Titanic Ceviche Business Statement

Executive Summary

Business Name: Titanic Ceviche

Business Type: Seafood Dining & Retail Experience

Location: 5667 Mission Blvd, Jurupa Valley, CA 92509

Owner: Nohemi Peniche

Hours of Operation:

Mon – Sun: 8:00 AM – 11:00 PM

Concept:

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

The business includes:

- * Raw/Chilled Seafood Dining Area
- * Retail Space for Branded Merchandise
- * Waiting Lounge
- * Bar Area with Alcoholic and Non-Alcoholic Beverages
- * Live DJ on Fridays, Saturdays, & Sundays, holidays, and major events from 4 PM - 11 PM
- * Karaoke Jukebox

1. Market Analysis

Target Market

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

Competitive Advantage

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

2. Services & Offerings

Core Food Offerings

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

Beverages

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

Retail Space

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

Entertainment

- * Live DJ on Friday, Saturday, Sunday, holidays, and major events from 4 PM - 11 PM
- * Karaoke via jukebox (Payable system) used Monday - Sunday during normal business hours by patrons

3. Operations Plan

Facility Layout

- * Waiting Area: Comfortable lounge with music and visuals
- * Dining Area: Indoor seating with capacity for ~40–60 people
- * Bar Area: Full-service with bar seating
- * Retail Display: Near entrance and checkout area
- * Entertainment Zone: DJ booth / Karaoke Jukebox zone
- * A DJ booth may be operational on Friday, Saturday, Sunday, holidays and or major events from 4 PM to 11 PM
- * A karaoke via jukebox (Payable system) may be used Monday - Sunday during normal business hours by patrons to play music of their choice

Staffing Plan

- * Total Employees per Shift: 4
 - * 1 Chef / Kitchen Manager
 - * 1 Server / Waitstaff
 - * 1 Bartender
 - * 1 Front-of-House / Retail / Host
- * Additional part-time staff on Friday and Saturday evenings for increased volume
- * Live DJ may be present Friday, Saturday, Sunday, holidays and or major events from 4 PM to 11 PM
- * A security team will be present during holidays and or during major events
- * See the holiday schedule listed in the last page of the business statement

Health & Safety

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

4. Marketing & Promotion

Brand Identity

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

Marketing Strategies

- * Social Media: Instagram, TikTok, and Facebook featuring food reels, DJ clips, and customer highlights

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

5. Holiday Schedule

March – May

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

June – August

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

September – November

- Hispanic Heritage Month events – Sept 15–Oct 15
- Oktoberfest weekends – Late Sept–Early Oct
- Columbus Day / Indigenous Peoples' Day – 2nd Monday in October

- Halloween Weekend – Oct 31 (or nearest Friday/Saturday)

- Veterans Day – November 11

- Thanksgiving Eve – Wednesday before Thanksgiving

December – February

- Holiday Season Kickoff – Late November / Early December

- Hanukkah – Dates vary

- Christmas Week – Dec 20–24 (no music on Christmas Day in many cities)

- New Year's Eve – December 31

- New Year's Day Brunch – January 1

- Valentine's Day – February 14

- Presidents' Day Weekend – 3rd Monday in February

ATTACHMENT 5:
AIRPORT LAND USE COMMISSION LETTER



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

August 14, 2025

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

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Steve Sanchez
La Quinta

COMMISSIONERS

John Lyon
Riverside

Michael Lewis
Palm Springs

Richard Stewart
Moreno Valley

Michelle Geller
Riverside

Vernon Poole
Murrieta

STAFF

Director
Paul Rull

Simon Houseman
Jackie Vega
Barbara Santos

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

www.rcaluc.org

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

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

Dear Mr. Aguilar,

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

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

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

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

AIRPORT LAND USE COMMISSION

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

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

CONDITIONS:

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

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

AIRPORT LAND USE COMMISSION

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

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

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

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

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

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

NOTICE

**THERE IS AN AIRPORT NEARBY.
THIS STORM WATER BASIN IS DESIGNED TO HOLD
STORM WATER FOR ONLY 48 HOURS AND
NOT TO ATTRACT BIRDS**

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



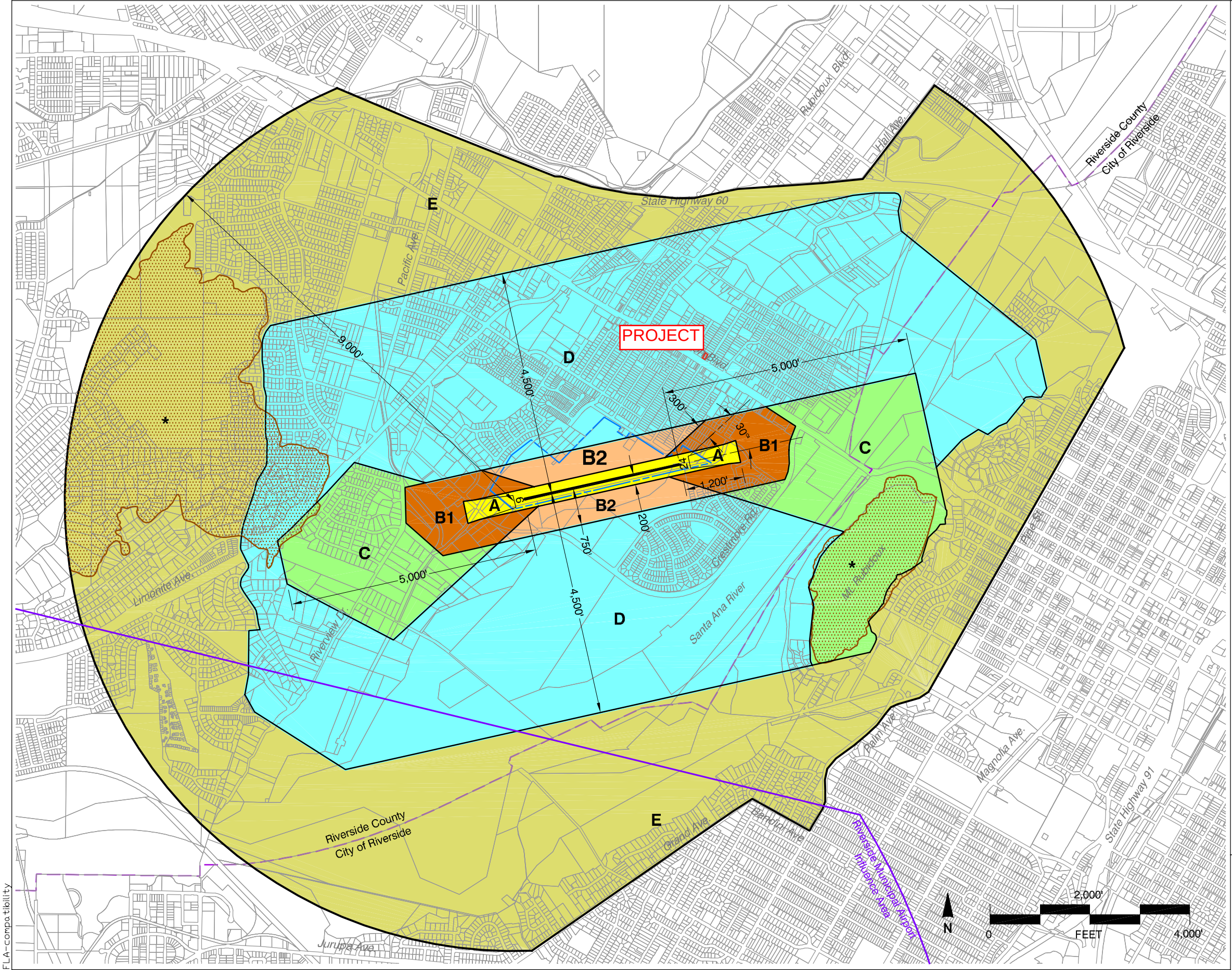
IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

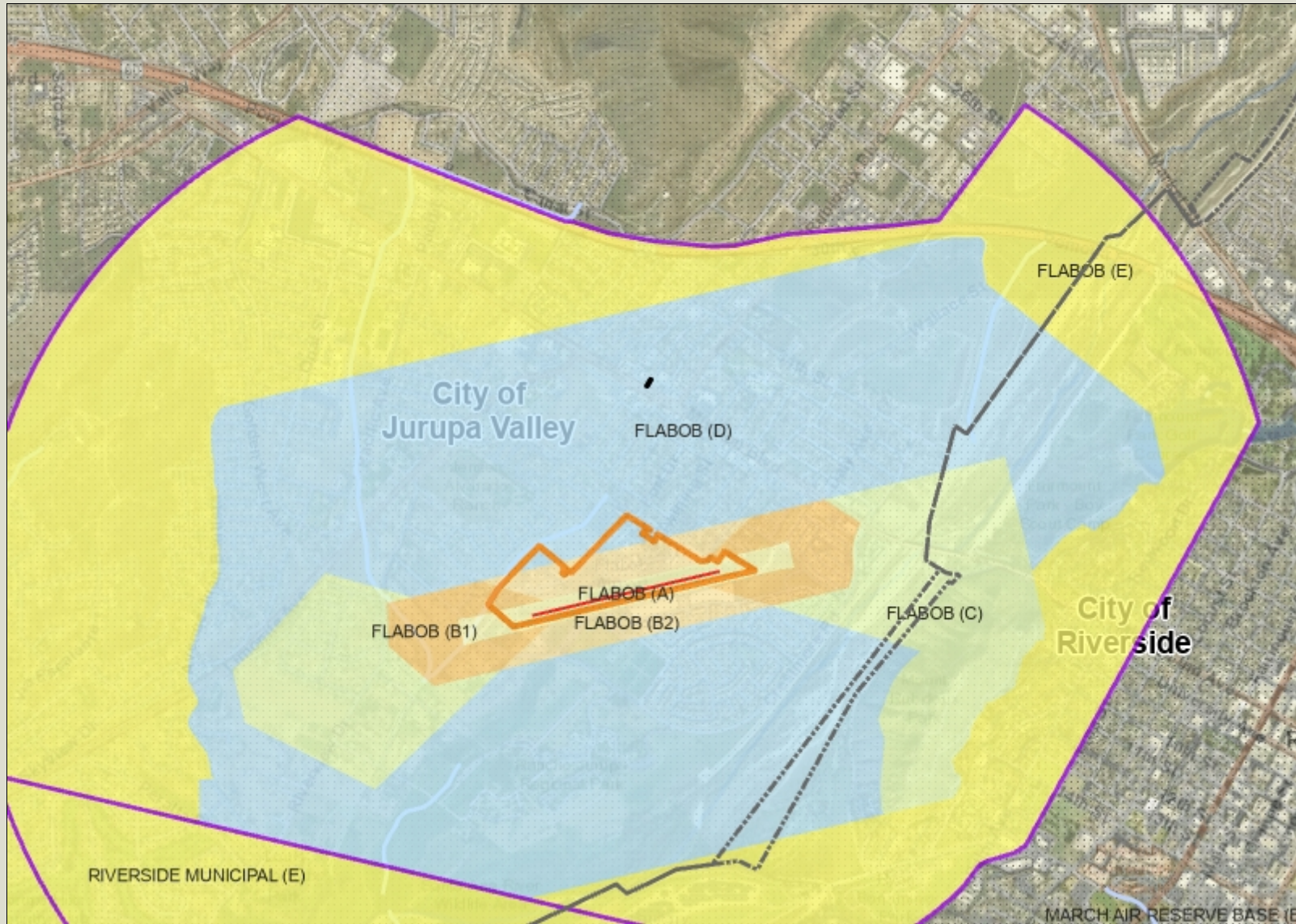
Phone: _____

NOTICE OF AIRPORT IN VICINITY

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



Map My County Map



Legend

- County Boundary
- City Boundaries
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
 - A, BANNING MUNICIPAL
 - A, BERMUDA DUNES
 - A, BLYTHE
 - A, CHINO
 - A, CHIRIACO SUMMIT
 - A, CORONA MUNICIPAL
 - A, DESERT CENTER
 - A, FLABOB
 - A, FRENCH VALLEY
 - A, HEMET-RYAN
 - A, JACQUELINE COCHRAN
 - A, MARCH AIR RESERVE BASE
 - A, PALM SPRINGS INTERNATIONAL
 - A, PERRIS VALLEY
 - A, RIVERSIDE MUNICIPAL
 - A-EXC1, MARCH AIR RESERVE B.
 - B1, BANNING MUNICIPAL
 - B1, BERMUDA DUNES
 - B1, BLYTHE
 - B1, CHINO
 - B1, CHIRIACO SUMMIT

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

Notes

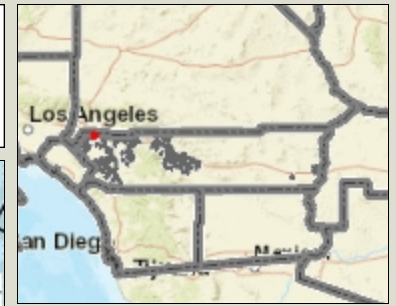


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Map My County Map



Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, County
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- A, BANNING MUNICIPAL
- A, BERMUDA DUNES
- A, BLYTHE
- A, CHINO
- A, CHIRIACO SUMMIT
- A, CORONA MUNICIPAL
- A, DESERT CENTER
- A, FLABOB
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- B1, BERMUDA DUNES
- B1, BLYTHE



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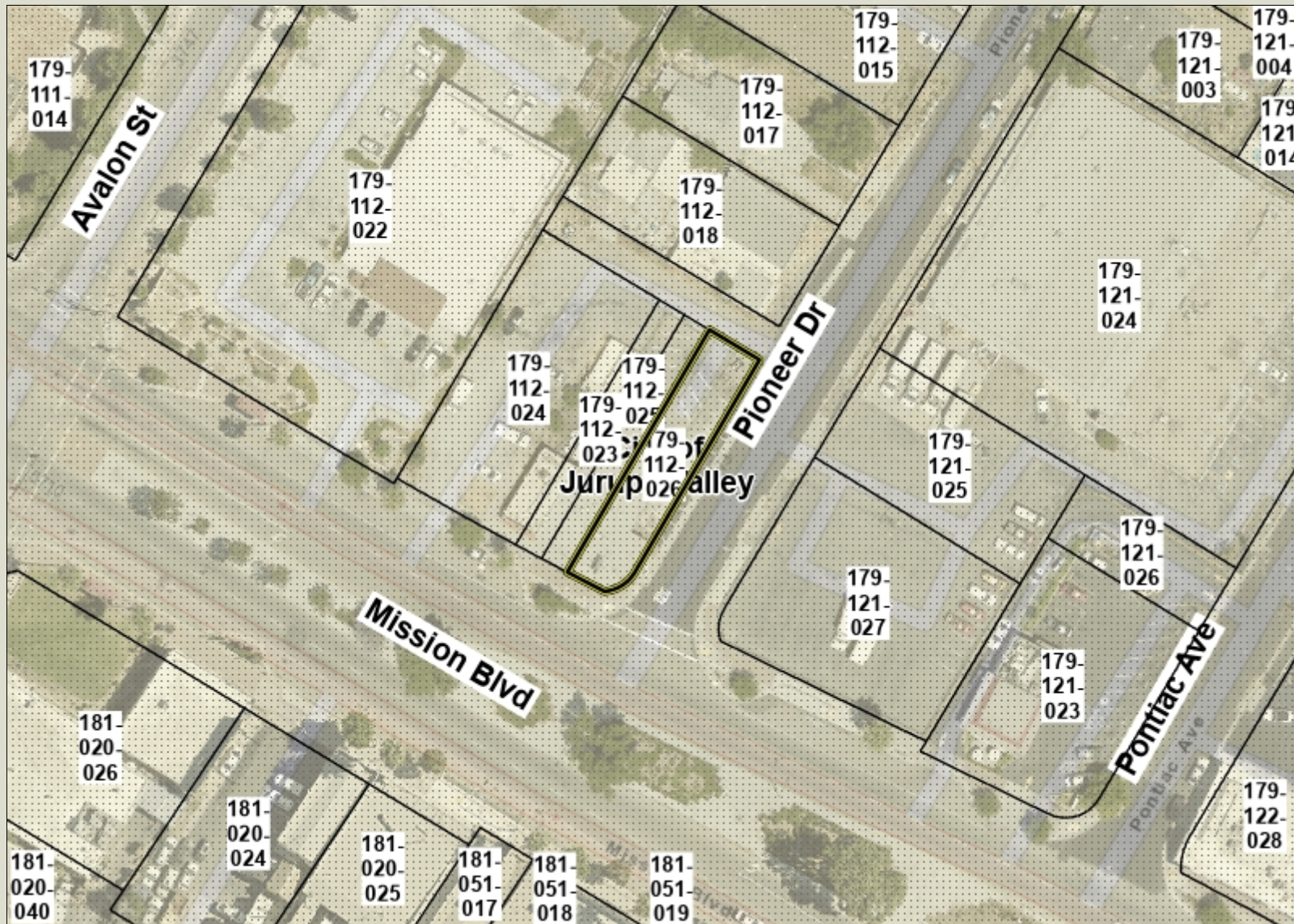
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Notes

Map My County Map



Legend

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

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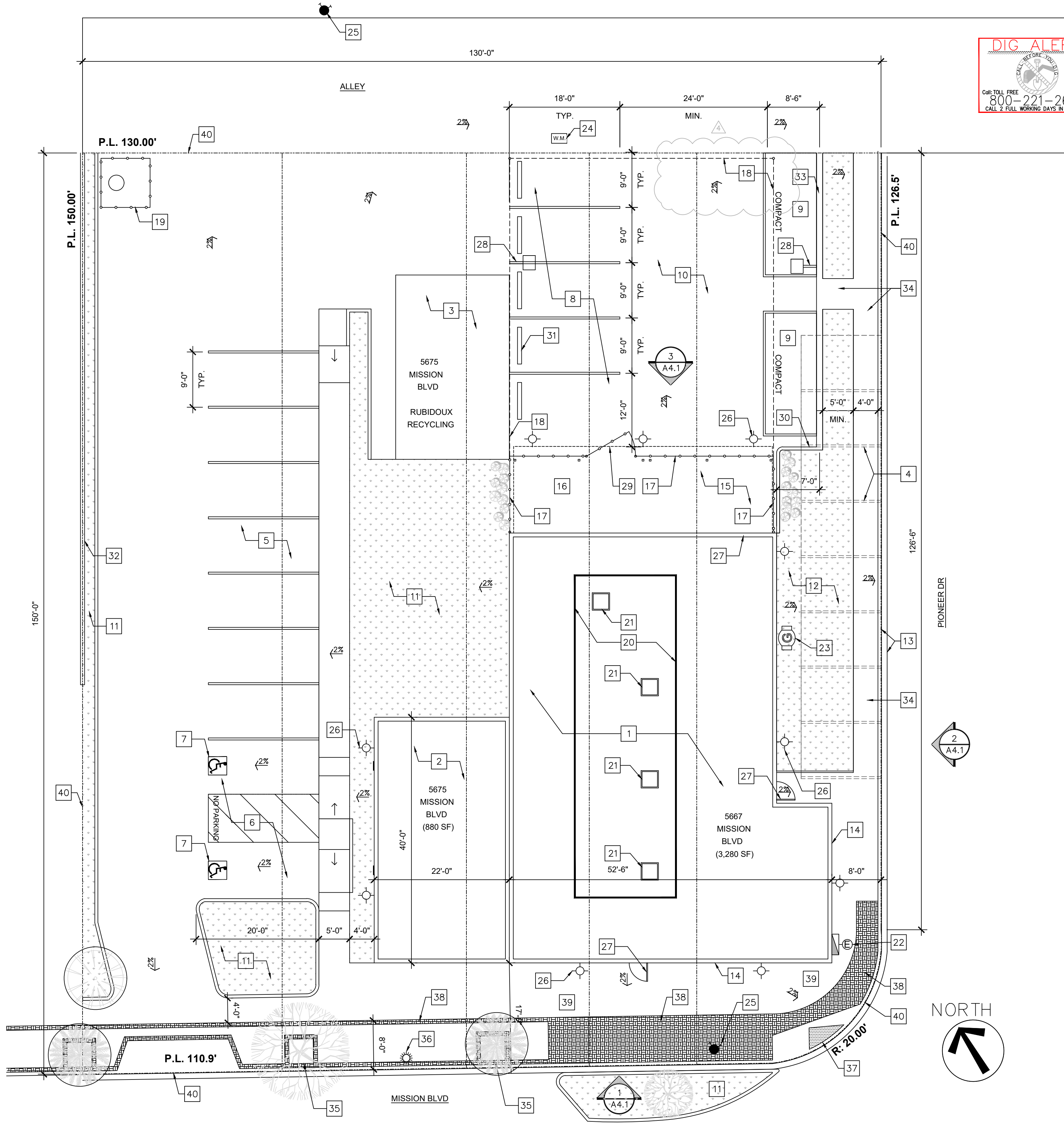
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Notes

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SHEET INDEX

A0.1	TITLE SHEET / SITE PLAN / GENERAL NOTES
A-1	FLOOR PLAN
1	STREET IMPROVEMENT GENERAL NOTES AND TYPICAL SECTION
2	STREET IMPROVEMENT PLAN, DETAILS, AND SECTIONS
	CONCEPTUAL LANDSCAPE PLAN
E1-0	SHADING PLAN
	SITE LIGHTING PHOTOMETRIC
A4.1A	EXTERIOR COLORED ELEVATIONS
A4.1B	EXTERIOR COLORED ELEVATIONS

PROJECT DATA

PROJECT DESCRIPTION:	MA24018 - CUP NO. 24002 • INSTALL MECHANICAL SCREENS AT ROOFTOP HVAC UNITS • (N) (3) FAUX WINDOWS TO BECOME STORE FRONT GLAZING • REMOVE STRIPED STREET PARKING AND ADD OFF STREET PARKING STALLS • ADD LANDSCAPING • REMOVE (E) CHAIN LINK FENCE • (E) LIGHT FIXTURES TO BE REPLACED WITH MODERN LIGHTING • (E) CHAIN LINK FENCE TO BE DEMOLISHED
HOURS OF OPERATION:	MONDAY THRU SUNDAY, 8 AM TO 11 PM
JURISDICTION:	JARUPA VALLEY, CALIFORNIA
CONSTRUCTION TYPE:	TYPE: VB
OCCUPANCY GROUP:	A-2
ZONING:	RUBIDOUX VILLAGE CENTER (R-VC)
LAND USE DESIGNATION:	COMMERCIAL RETAIL (C-R)
CALIFORNIA CLIMATE ZONE:	10
APPLICABLE CODES:	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 GREEN BUILDING STANDARDS CODE (CALGREEN) 2022 BUILDING ENERGY EFFICIENCY STANDARDS
ASSESSOR'S PARCEL NO.:	179-112-026
NO. OF STORIES:	ONE-STORY
FIRE SPRINKLERS:	NO
HEIGHT:	14'-2 (E) TO REMAIN (50'-0" MAX. ALLOWED)
PROJECT NO.:	20245005

PROJECT DATA

CITY:	JARUPA VALLEY
COUNTY:	RIVERSIDE
LOT SIZE (TOTAL PROJECT SITE):	19,283 SQ. FT. (0.44 ACRE)

AREA ANALYSIS

(ENTIRE SITE)	
TOTAL LOT AREA:	19,283 SQ. FT. (0.44 ACRE)
TOTAL BUILDING AREA:	4,715 SQ. FT. (24%)
DRIVEWAY AND WALKWAYS:	11,798 SQ. FT. (61%)
TOTAL LOT COVERAGE:	16,513 SQ. FT. (85%)

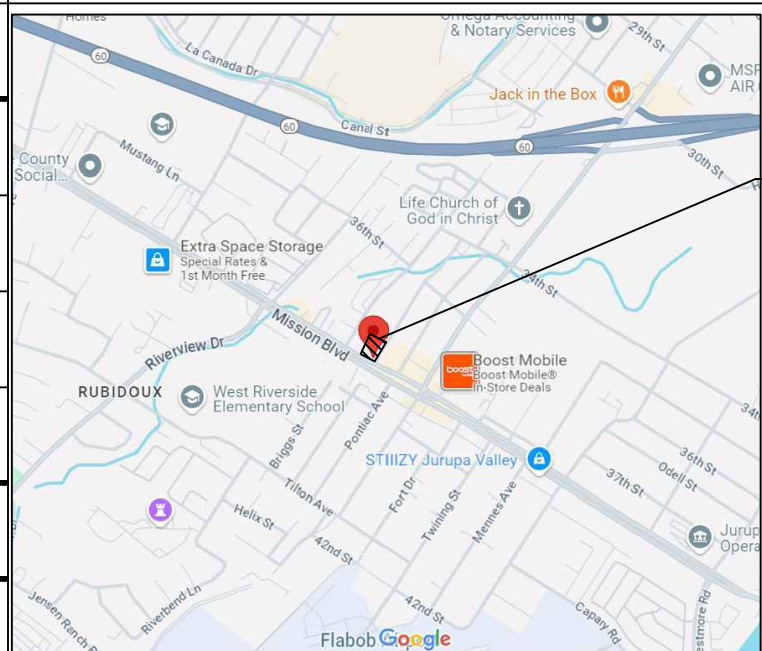
PARKING ANALYSIS

DATA	CALCULATION	SPACES REQUIRED
4 EMPLOYEES @ COCKTAIL BAR & LOUNGE	1 SPACE PER 2 EMPLOYEES	2
2,300 SF OF SERVING AREA	1 SPACE PER 45 SF OF SERVING AREA	51
ADJACENT TENANT: SMOKE SHOP & CHECK CASHING = 800 SF	1 SPACE PER 200 SF	4
RECYCLING CENTER = 555 SF	1 SPACE PER 5,000 SF	1
TOTAL REQUIRED		58
16 TOTAL PARKING SPACES PROVIDED		

SITE PLAN KEYNOTES

- COCKTAIL BAR AND LOUNGE
- ADJACENT TENANT & CHECK CASHING
- (E) RECYCLING CENTER TO REMAIN
- (E) STREET PARKING TO BE REMOVED, TYP.
- (E) PARKING TO REMAIN. ADJACENT TENANT'S PARKING TO BE SHARED WITH COCKTAIL BAR & LOUNGE
- (E) ACCESSIBLE PARKING TO REMAIN
- (E) ACCESSIBLE PARKING SIGNAGE
- (N) STANDARD PARKING STALLS
- (N) COMPACT PARKING STALL
- (E) PAVING TO REMAIN. PATCH AND REPAIR AS NECESSARY. SEE SITE NOTE #2
- (E) LANDSCAPING TO REMAIN
- (N) LANDSCAPING
- (N) CURB AND GUTTER
- (N) FAUX WINDOWS TO CONCEAL (E) BLUE WOOD SIDING FINISH, TYP.
- (E) OUTDOOR STORAGE TO REMAIN
- TRASH ENCLOSURE
- (E) CHAIN LINK FENCE TO BE REMOVED
INSTALL PRIVACY SLATS
- (E) CHAIN LINK FENCE TO BE REMOVED
- (E) PROPANE ENCLOSURE TO REMAIN
- (N) PREFABRICATED METAL MECHANICAL SCREENS AT ROOF
- HVAC ROOFTOP UNIT
- (E) ELECTRICAL METER TO REMAIN
- (E) GAS METER TO REMAIN
- (E) WATER METER TO REMAIN
- (E) FIRE HYDRANT
- (E) LIGHTING TO REMAIN, TYP.
- ENTRY / EXIT DOOR
- (N) SITE LIGHTING FIXTURE. SEE ELECTRICAL
- OUTLINE OF (E) WOOD-FRAMED ROOF COVERING ABOVE
- CONCRETE CURB
- CONCRETE WHEEL STOP, TYP.
- (E) 9' HIGH CMU WALL TO REMAIN
- 12" CONCRETE CURB STEP-OUT
- (N) CONCRETE SIDEWALK
- (E) TREE AND TREE WELL TO REMAIN
- (E) STREET POLE LIGHT TO REMAIN
- (E) CURB RAMP TO REMAIN
- (E) PAVERS TO REMAIN
- (E) CONCRETE SIDEWALK TO REMAIN
- PROPERTY LINE

VICINITY MAP



SITE PLAN

SITE NOTES

- OWNER(S) AND TENANTS TO MAINTAIN ANY LANDSCAPING, PAINT, AND FENCING TO ENSURE THAT THE SITE IS PROPERLY MAINTAINED TO A HIGH STANDARD.
- SURFACING STANDARDS: CONCRETE SURFACING WITH A MINIMUM THICKNESS OF 32 INCHES, WITH EXPANSION JOINTS; OR ASPHALTIC CONCRETE PAVING COMPACTED TO A MINIMUM THICKNESS OF THREE INCHES ON FOUR INCHES OF CLASS 2 BASE, A BASE OF DECOMPOSED GRANITE OR EQUIVALENT COMPACTED TO A MINIMUM THICKNESS OF THREE INCHES TO ACT AS AN ALL WEATHER SURFACING MATERIAL.
- LIGHTING FACILITIES SHALL BE LOCATED TO PREVENT LIGHTS FROM SHINING DIRECTLY ONTO ADJOINING PROPERTIES OR STREETS. PARKING AREA LIGHTING SHALL BE OF AN ENERGY-EFFICIENT TYPE.
- ANY GRAFFITI PAINTED OR MARKED ON THE PREMISES OR ANY ADJACENT AREA UNDER CONTROL OF THE APPLICANT SHALL BE REMOVED OR PAINTED OVER WITHIN 48 HOURS OF ITS APPLICATION. IF THE APPLICANT FAILS TO REMOVE OR PAINT OVER GRAFFITI WITHIN 48 HOURS OF WRITTEN NOTIFICATION BY THE CITY, THE CITY SHALL BE AUTHORIZED TO ENTER THE PROPERTY FOR THE SOLE PURPOSE OF REMOVING THE GRAFFITI AND INVOICE THE APPLICANT FOR THE WORK.
- ELECTRICAL LINES AT PROPERTY ARE SINGLE PHASE AT 120/240 VOLTS

PROJECT TEAM

OWNER - APPLICANT:
NOHEMI PENICHE
16572 WASCLOD DRIVE
MORENO VALLEY, CA 92551

DESIGNER:
RICHARD ORTIZ
P.O. BOX 850
RANCHO CUCAMONGA, CA 91729
OFFICE: (909) 239-8067
CONTACT: RICHARD ORTIZ
studio_roca@yahoo.com

STREET IMPROVEMENT:
SAKE ENGINEERS, INC.
400 S. RAMONA AVE., STE. 202
CARONA, CA 92679
OFFICE: (951) 279-4041
CONTACT: SAM AKBARPOUR, PE
sam@saakeengineers.com

LANDSCAPING:
RICHARD POPE & ASSOCIATES
3687 VALENCIA AVE.
SAN BERNARDINO, CA 92404
OFFICE: (909) 888-5568
CONTACT: RICHARD POPE
richardpopeassociates.la@gmail.com

ELECTRICAL:
PRECISION ENGINEERING
32230 CALLE BALAZREA
TEMECULA, CA 92592
(951) 288-4808
CONTACT: ALAN DARLING, PE
adarling@msn.com



TITANIC CEVICHE SPORTS BAR

5667 MISSION BLVD., JURUPA VALLEY 92509

OWNER: NOHEMI PENICHE
16572 WASCLOD DRIVE
MORENO VALLEY, CA 92551

2025005 CD

- 4/23/24 CITY SUBMITTAL
- 5/27/24 - PLAN CHECK #1
- 7/15/24 - PLAN CHECK #2
- 8/06/24 - PLAN CHECK #3
- 01/16/26 - PLAN CHECK #4

TITLE SHEET / SITE PLAN

A0.1

Project No.
2025005001



STEVEN PAUL MURRAY
ARCHITECT & ASSOCIATE

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone (951) 316-0575

5

Health Dept. Notes

1. All walls and ceilings in food areas shall be smooth and washable, light in color 70% reflective.
2. Floors shall be Health Dept. approved non porous material with 6" high concrete base w/ 3/8" radius cove or slim foot tile at vertical surfaces.
3. All equipment is to be sealed to walls and masonry base or on 6" high stainless steel legs or on casters to facilitate easy cleaning.
4. All storage shelves to be commercial quality and NSF approved. Must be 3 tier high 18" wide. Bottom shelf to be min. 6" off floor.
5. All plumbing lines to be installed min. 6" above floor and at least 1" away from walls. Not to cross aisle ways.
6. Kitchen and work areas to be well lighted. 50 foot candles at 30" above floor. 10 foot candles other areas.
7. All light fixtures in food related areas to be equipped with shatter proof bulbs or protective shields.
8. All equipment shall be CSA, NSF, ANSI, ETL, ITS, ETH, UL, UL approved and installed to these standards.
9. All concrete sealers to be approved and listed.
10. All sinks to have 8" high FRP or tile and 18" minimum beyond either side.
11. All lay in ceiling tiles in work areas to be USG vinyl rock washable tiles.
12. Trash enclosure to be smooth and sealed walls and floor.
13. Air curtain to be hard-wired and micro-switch to door with no other on/off switch.
14. Provide a reduced pressure principle (RPP) devise at the water source of the soda carbonator. Provide funnel drain at the exhaust port to a floor sink.
15. All floor sinks to be unobstructed, easily accessible for cleaning purposes.
16. Contractor to have Health Dept. inspection 5 days prior to opening as business is not to be opened without final inspection.
17. All exterior door to be self closing, tight fitting and rodent proof.
18. All restroom doors to be self closing.
19. All restrooms to have light switch activated exhaust fan.

Wall, Floor and ceiling shall not exceed the flame spread classifications in CBC Table 803.11

DOOR HARDWARE

Exit doors are operable from the inside without the use of a key or any special knowledge or effort.

11B-309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Opening hardware is centered between 34" and 44" above finish floor per
CBC 11B-404.2.7

Latching and locking doors that are hand operated are operable with a single effort (ex. lever type, panic bars or push-pull type).

Door closers, if present, must be set so that it takes at least 3 seconds to close from an open position of 70 degrees to within 3" of the latch.

The maximum effort to operate doors shall not exceed 5 pounds for interior and exterior doors with such pull or push effort being applied at right angles to hinges.

doors and at the center plane of sliding or folding doors. When fire doors are utilized the maximum effort to operate the door may be increased to not exceed 15 pounds.

Bottom 10" of all doors except automatic, sliding, and solid/smooth doors to have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating trap or hazardous condition per CBC Section 11B404.2.10

DOOR SCHEDULE					
SYM	QTY	SIZE		TYPE	STATUS
(A)	1	3' - 0" x 6' - 8"	1 3/4"	Exterior Wood Solid Core w/ Panic Hardware	Existing
(B)	1	3' - 0" x 6' - 8"	1 3/4"	Solid Core w/ Closer & Privacy Lock	Existing
(C)	1	2' - 6" x 6' - 8"	1 3/4"	Solid Core w/ Closer & Privacy Lock	Existing
(D)	1	3' - 0" x 6' - 8"	1 3/4"	Exterior Wood Solid Core w/ Panic Hardware	Existing

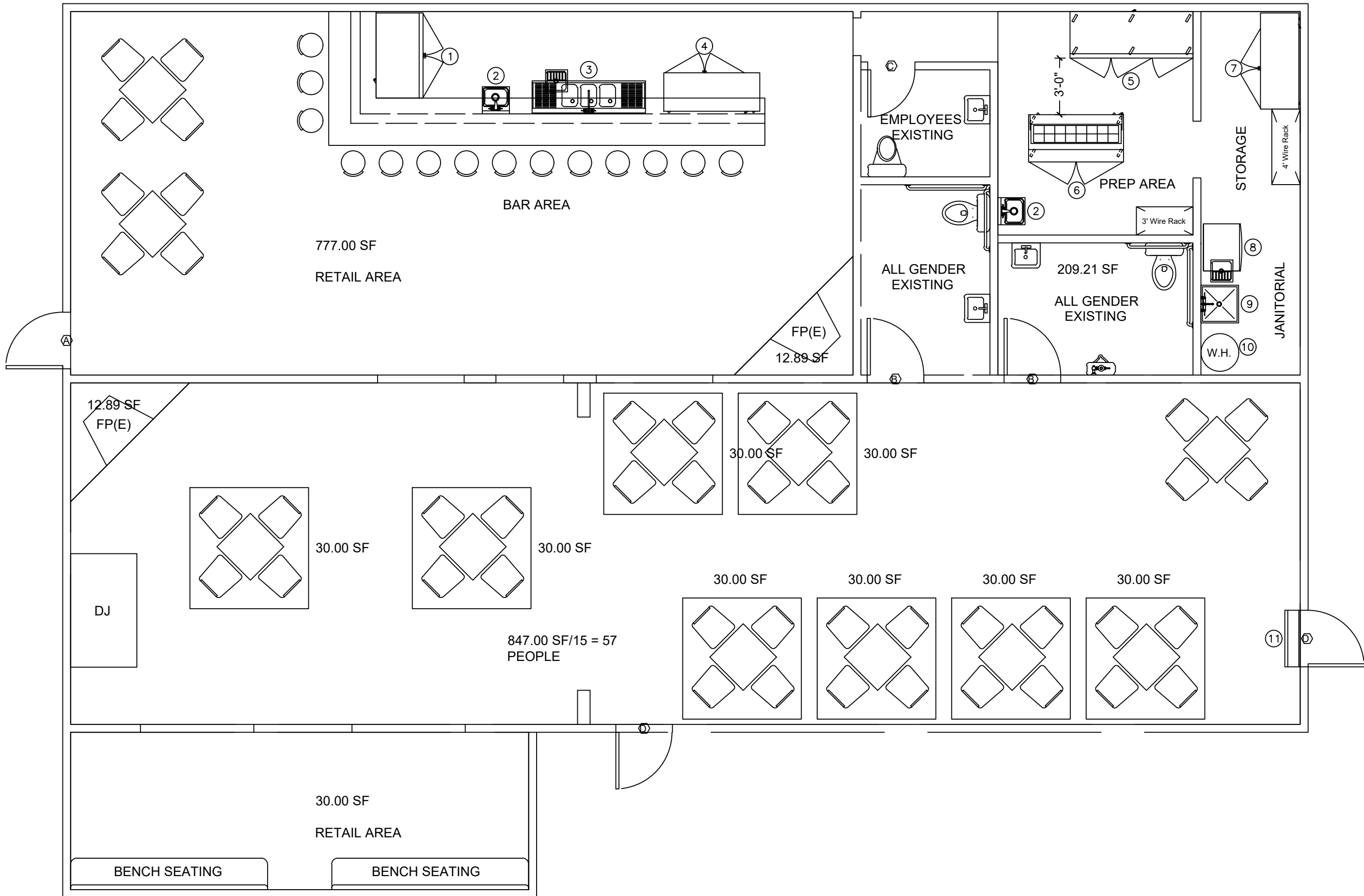
* Sign over door to read "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
In contrasting letters of 1" or more.

Occupancy Load Calcs

Customer Area $\frac{2,000 \text{ Sq. Ft}}{15} = 134$

$$\text{Work Area} \quad \frac{355 \text{ Sq. Ft.}}{200} = 2$$

Total = 136

[illegible]

1 FLOOR PLAN

Scale: 1/4"=1'

Titanic Ceviche Sports Bar

Nohemi Peniche
(951) 399-4750
55667 Mission Blvd.
Jurupa Valley, 92509

REVISIONS

CONSTR.

BID

PLAN CHECK

DATE _____

DRAWN BY:

Mike Cutrona
(909) 214-4162

OB NO.

SHEET NAME

Floor Plan

SHEET NO.

A-1

SHEET X OF X

COCKTAIL BAR AND LOUNGE

CONCEPTUAL LANDSCAPE PLAN

5667 MISSION BLVD.

JURUPA VALLEY 92509

APN: 179-112-026-0000

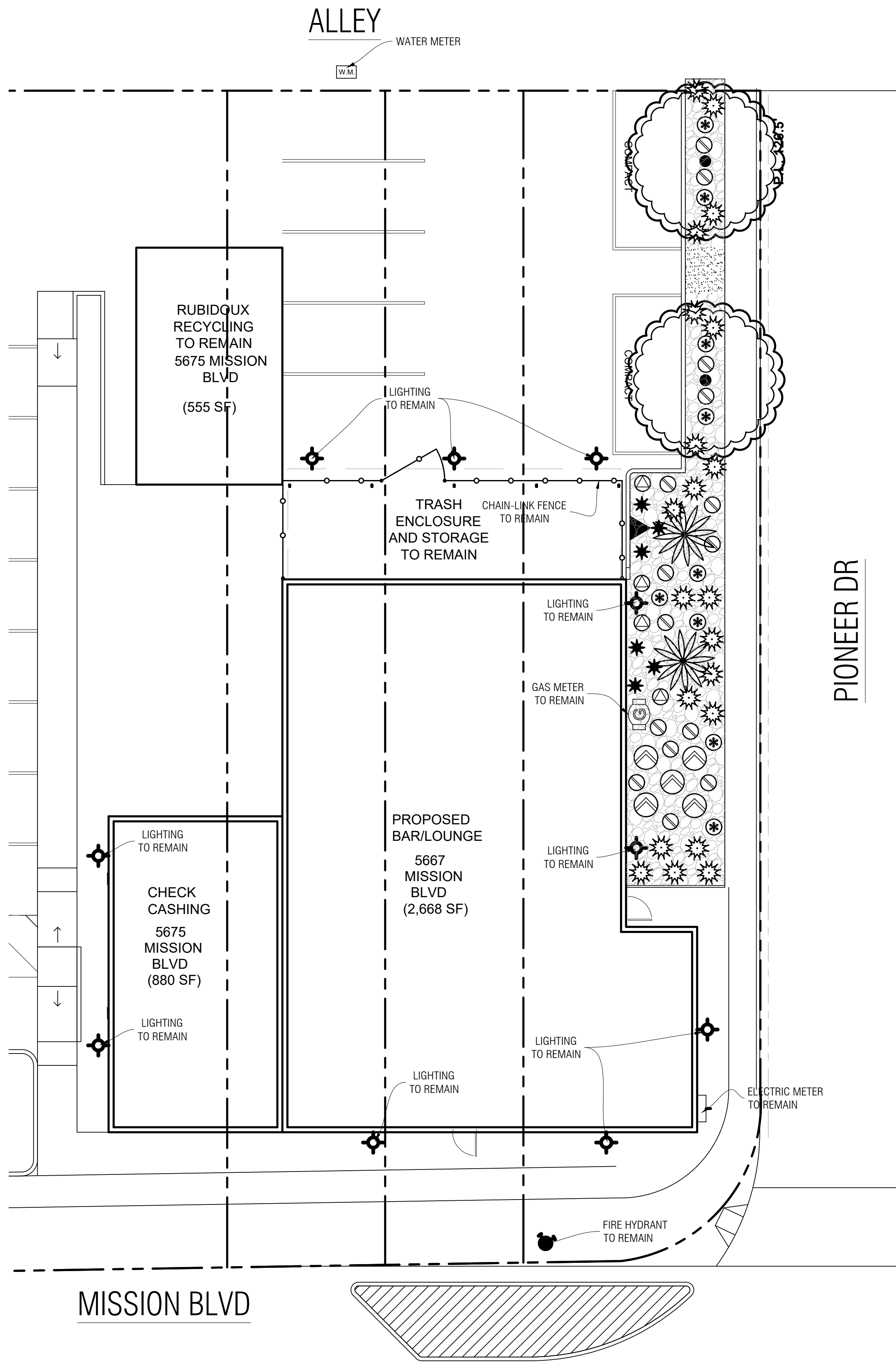
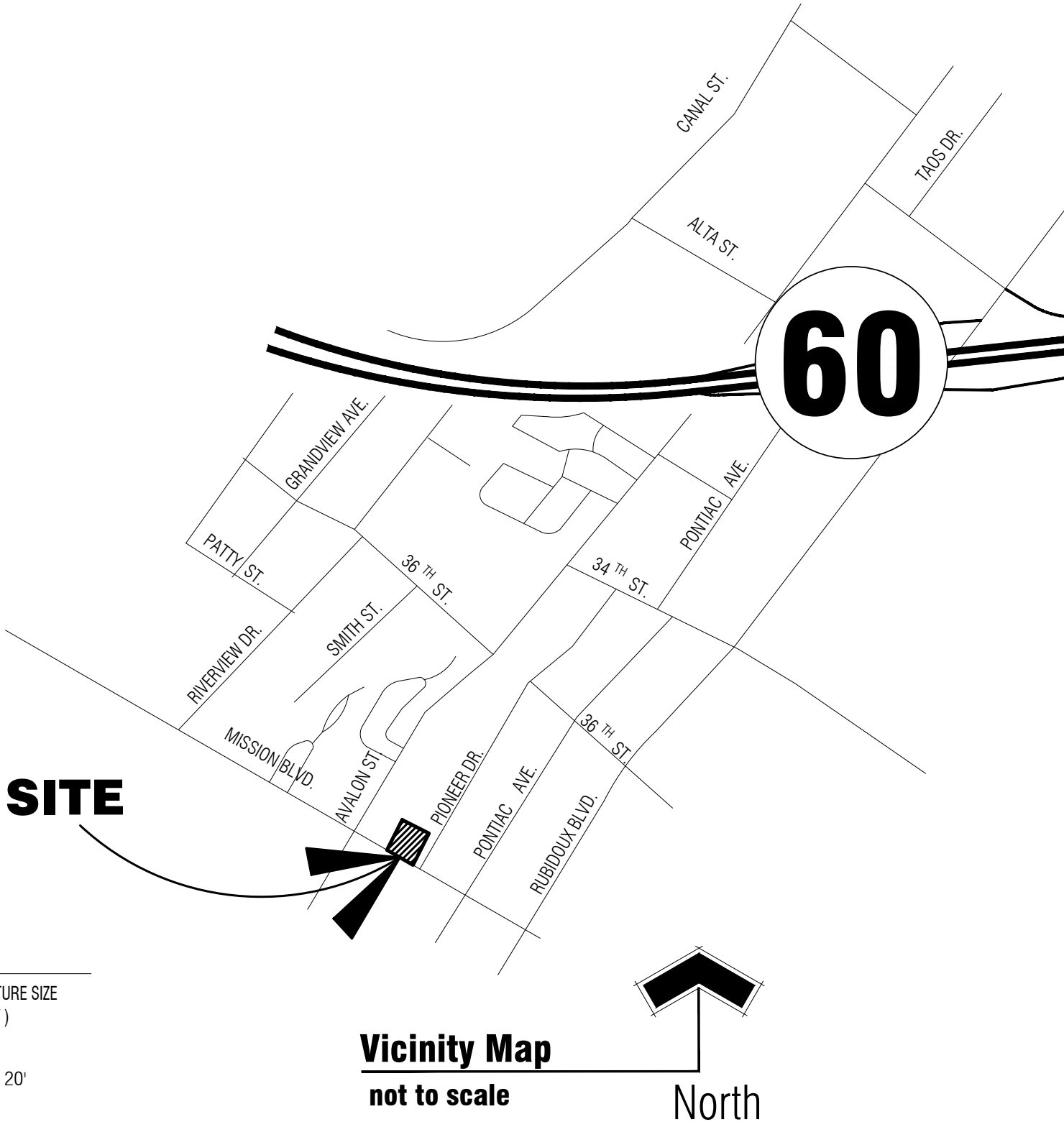
Total Landscape Area: 896 Sq. Ft.

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

SIGN Richard Pope DATE 4/15/2025

Applicant:

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



Planting Legend

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS IV WATER USAGE	INTENDED MATURE SIZE (H x W)
	2	15 Gal.	Acacia baileyana 'Purpurea'	Purple Fernleaf Acacia	Low	20' H, Ø 20'
	6	5 Gal.	Aeonium arboreum 'Schwarzkopf'	Large Purple Aeonium	Low	3' H, Ø 2'
	15	5 Gal.	Agave parryi	Soap Agave	Low	2' H, Ø 2'
	21	5 Gal.	Aloe cameroni	Red Aloe	Low	2' H, Ø 3'
	9	5 Gal.	Aloe striata 'Ghost'	Ghost Aloe	Low	2' H, Ø 2'
	2	5 Gal.	Beaucarnea recurvata	Ponytail Palm	Mod	10' H, Ø 8'
	4	5 Gal.	Crassula arborescens	Silver Dollar Plant	Low	2' H, Ø 2'
	5	5 Gal.	Euphorbia ingens	Candelabra Tree	Low	12' H, Ø 3'
	1	5 Gal.	Gelsemium sempervirens	Carolina Jessamine	Mod	Climbing
	30 Sq. Ft.		3" Thick Layer of Decomposed Granite			
	615 Sq. Ft.		3" Thick Layer of 1" - 2" Rounded Pebbles		Color: Desert Spice Available from Caldg.com	
			Existing Landscaping to Remain - NOT A PART			

PLANTING NOTES:

NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.

IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.

A 3" DEEP LAYER OF ROUNDED PEBBLE MULCH SHALL BE PLACED IN ALL PLANTING BEDS.

PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT COUNT PER PLAN.

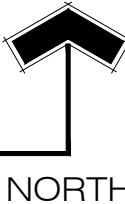
THIS PLAN IS FOR AESTHETIC PURPOSES ONLY. RICHARD POPE AND ASSOCIATES IS NOT RESPONSIBLE FOR STRUCTURAL BLOCK WALL DESIGN.

ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SCREENED.

CONCEPTUAL PLAN

Scale: 1" = 10'

0 5 10 20 30 40

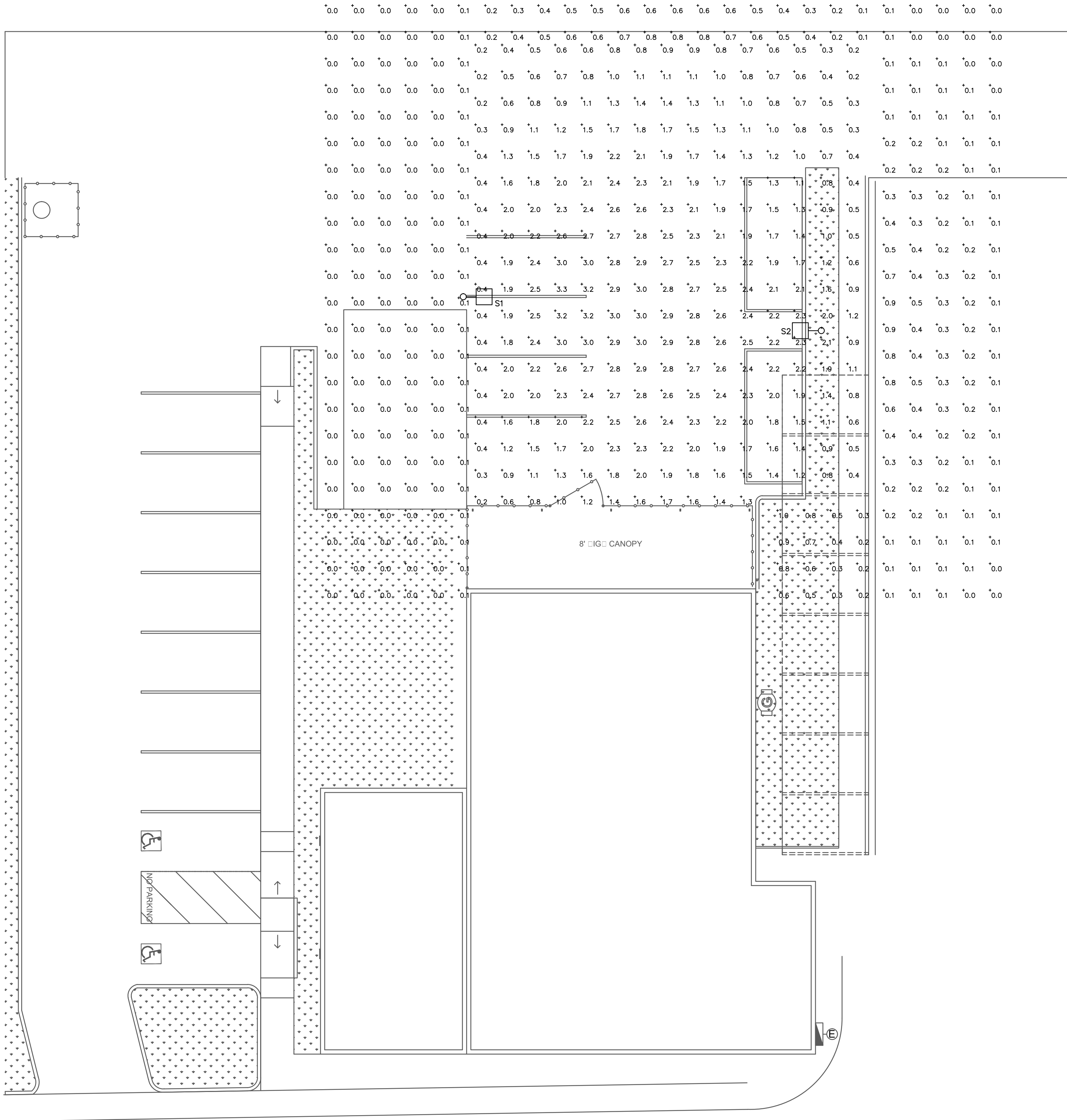


JOB: 25-09 LKD OKE
April 14, 2025

RICHARD
POPE
AND ASSOCIATES
Landscape Architecture



3687 Valencia Ave.
San Bernardino, CA 92404
Office phone: (909) 888-5568
richardpopeassociates.la@gmail.com
www.richardpopeandassociates.com
Richard Pope, Landscape Architect CA# 2664



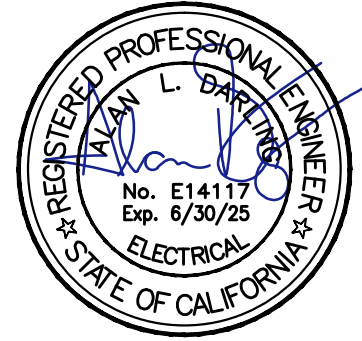
LIGHTING FIXTURE SCHEDULE									
TYPE	SYMBOL	DESCRIPTION	QTY.	WATTS	TYPE	VOLTS	CATALOG NUMBER		MOUNTING
S1 45		POLE-MOUNTED PARKING LOT LED, TYPE III WITH WITH EXTREME BACKLIGHT CONTROL. ON A 14' SSS 4" POLE ON A 24" CONCRETE BASE	1	45	LED 4000K	120V	LITHONIA	DSXOLED P2 40K 70CRI BLC3 120 SPA PIR DDBXD SSS 14 4C DDBXD	POLE-MOUNTED AT 16'-0" WITH BACK LIGHT CONTROL
S2 45		POLE-MOUNTED FULL CUTOFF PARKING LOT LED, TYPE III. ON A 14' SSS 4" POLE ON A 24" CONCRETE BASE	1	45	LED 4000K	120V	LITHONIA	DSXOLED P2 40K 70CRI T3M 120 SPA PIR DDBXD SSS 14 4C DDBXD	POLE-MOUNTED AT 16'-0" WITH BACK LIGHT CONTROL

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING & DRIVE AISLE	+	1.6 fc	3.3 fc	0.2 fc	16.5:1	8.0:1
SPILL LIGHT	+	0.2 fc	1.5 fc	0.0 fc	N/A	N/A

COC □ TAIL BAR AND LOUNGE

5667 MISSION BLVD., JURUPA VALLEY 92509

OWNER: NOHEMI PENICHE
16572 WASCLD DRIVE
MORENO VALLEY, CA 92551



ALAN L. DARLING, P.E.
Precision Engineering
1192S BLUFF ST. (951) 288-4808
SANTAQUIN, UT 84655 adarling@msn.com

1. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF JURUPA VALLEY FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND /OR PERMITS MAY BE REQUIRED.
2. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEARING OF THE WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. THIS INCLUDES UNDERGROUNDING EXISTING OVERHEAD LINES ALONG THE PROJECT FRONTAGE AS REQUIRED BY THE CONDITIONS OF APPROVAL. PERMITTEE MUST INFORM THE CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. PHONE: (951) 332- 6464
3. THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO RIVERSIDE COUNTY STANDARD NO. 816.
4. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION, COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
5. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461. CONSTRUCTION CENTERLINE OFFSETS SHALL PROVIDE A 1' TO EXISTING CENTERLINE OF RIGHT-OF-WAY PRIOR TO CONSTRUCTION. SURVEY MONUMENTS INCLUDING CENTERLINE MONUMENTS, THE POINTS, PROPERTY CORNERS AND BENCH MARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS.
6. ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET. INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, STORM DRAINS.
7. CURB EXPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO RIVERSIDE COUNTY STANDARD NO. 206 AND/OR NO. 207, AS DIRECTED IN THE FIELD.
8. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THE STATE RIGHT-OF-WAY.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE COUNTY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR REVIEW TO THE CITY PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
10. EACH SECTION OF THE PROJECT WILL REQUIRE ADDITIONAL SOIL TESTS FOR PARCEL AND TRACT MAPS SHALL BE TAKEN AND MAY BE TAKEN FOR PERMIT CASES BY THE CITY AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
11. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN 14 DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 3, 7, 39, AND 94 OF THE STATE STANDARD SPECIFICATIONS.
12. PRIME COAT IS REQUIRED PRIOR TO PAVING ON ALL GRADES IN EXCESS OF TEN PERCENT.
13. INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE NO. 461. THE CITY WILL PROVIDE COMPREHENSIVE LANDSCAPING GUIDELINES (CHOOSE THREE SPECIES AND NAME THEM HERE) STREETLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN.
14. AS DETERMINED BY THE TRAFFIC ENGINEER, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
15. ONLY LANDSCAPING CONSISTING OF GRASS AND PARKWAY TREES MAY BE INSTALLED WITHIN PARKWAYS ON LOCAL RESIDENTIAL STREETS WITHOUT SEPARATE LANDSCAPE PLANS. ALL OTHER TYPES OF LANDSCAPING IN THESE AREAS, INCLUDING ALL LANDSCAPING ON ALL OTHER STREETS, SHALL REQUIRE SEPARATE LANDSCAPE PLANS.
16. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THOSE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY THE CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT.
17. A CONSTRUCTION PROJECTS MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB). PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE. PRIOR TO ANY CONSTRUCTION, THE DEVELOPER SHALL PROVIDE THE CITY A COPY OF THE NOI WITH A VALID WMD NUMBER.
18. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS AS REQUIRED. BY SIGNING THESE IMPROVEMENT PLANS, THE PROJECT AREAS, OR ROADWAYS SUBJECT TO THE PROJECT ORIGINATING WITHIN THE REQUEST OF THE TRAFFIC ENGINEER OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
19. FOR ALL DRIVEWAY RECONSTRUCTION BEYOND RIGHT-OF-WAY, PROOF OF DRIVEWAY OWNER NOTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER BY ACCEPTING THESE RECORDS OF PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO ASSUMES LIABILITY TO HOLD UNDERSTANDERS HARMLESS FROM ANY DAMAGE RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORD EXAMINED. LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED BY THE CONTRACTOR IS REQUIRED TO TAKE DUE CARE TO PROTECT SUCH UTILITIES OR STRUCTURES. THE CONTRACTOR AT ALL TIMES SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

ELECTRIC _____ SOUTHERN CALIFORNIA EDISON COMPANY (800) 655-4555
 GAS _____ SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200
 WATER _____ RUBIDOUX COMMUNITY SERVICE DISTRICT (951) 684-7580
 SEWER _____ RUBIDOUX COMMUNITY SERVICE DISTRICT (951) 684-7580
 TELEPHONE _____ VERIZON (800) 922-0204
 CABLE TV _____ CHARTER CABLE (855) 757-7328
 SCHOOL DISTRICT _____ JURUPA UNIFIED SCHOOL DISTRICT (951) 360-4100

1. CONTRACTOR SHALL POTHOLE AT THE TIE-IN STATIONS AND AT ANY OTHER POINTS OF POTENTIAL CONFLICTS WITH UNDERGROUND FACILITIES BEFORE STARTING CONSTRUCTION. EXISTING SUBSURFACE UTILITY DATA ON DRAWINGS WERE COMPILED FROM INFORMATION FURNISHED BY VARIOUS SOURCES. NEITHER THE ACCURACY NOR THE COMPLETENESS OF THE DATA IS GUARANTEED BY THE CITY/COUNTY OR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER MAINS, GAS MAINS, SANITARY SEWERS, STORM DRAINS, ELECTRIC CONDUITS, TELEPHONE LINES AND ANY OTHER UTILITIES WHICH MAY CONFLICT WITH THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE RING AND COVER SHALL BE ADJUSTED IN THE FIELD TO MATCH THE FINISHED GRADE. THE CONTRACTOR SHALL HAVE AVAILABLE ALL RECORDS OF THE SURFACE. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS FOR THE REPAIR OF ANY AND ALL DAMAGE TO THE CONTRACT WORK OR TO ANY UTILITY (WHETHER PREVIOUSLY KNOWN OR DISCLOSED DURING THE WORK) AS MAY BE CAUSED BY HIS OPERATIONS. UTILITIES NOT SHOWN ON THE DRAWING TO BE RELOCATED OR ALTERED BY OTHERS SHALL BE MAINTAINED BY THE CONTRACTOR. AT THE COMPLETION OF THE CONTRACT WORK, THE CONTRACTOR SHALL LEAVE ALL UTILITIES AND APPURTENANCES IN A CONDITION SATISFACTORY TO THE OWNERS AND THE CITY.

2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR SHALL BE REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

3. CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE COUNTY ENGINEER MAY REQUIRE TEMPORARY GUNITE WALLS, ENTERING OR LEAVING IMPROVEMENT.

4. ALL AREAS SHALL SLOPE A MINIMUM OF 1.0% TO STREETS, DRIVE OR DRAINAGE OR OTHERWISE.

5. QUANTITIES SHOWN HERE ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO PERFORM HIS OWN QUANTITY TAKEOFF.

6. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS; DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THE REQUIREMENTS SHALL APPLY TO THE CONTRACTOR AND HIS EMPLOYEES, SUBCONTRACTORS, SUPPLIERS AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY/COUNTY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY/COUNTY OR ENGINEER OF RECORD.

MARIE SORBELLO
4805 BRENTWOOD AVE.
RIVERSIDE, CA 92506
(909) 251-7750 PH.

SAKE ENGINEERS, INC.
400 S. RAMONA AVE., STE. 202
CORONA, CA 92879
(951) 279-4041 PH.

LANDMARK SURVEYING
MAPPING & ENGINEERING INC.
14586 CHOKE CHERRY DRIVE
VICTORVILLE, CA 92392
(760) 955-4141 PH.
(760) 955-3441 FAX

179-112-026

ZONE X
MAP: 060650043G, DATED: 08/28/2008

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF JURUPA VALLEY FOR A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH CITY PROCEDURES, APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS. AS ENGINEER OF RECORD (EOR), I AGREE TO INDEMNIFY AND HOLD THE CITY OF JURUPA VALLEY, THE JURUPA VALLEY HOUSING AUTHORITY, AND THE JURUPA VALLEY COMMUNITY SERVICES DISTRICT (CSD), ITS OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY OF CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD. I HAVE READ AND INFORMED THE PROJECT APPLICANT/DEVELOPER THAT APPROVAL OF THESE PLANS DO NOT RELIEVE THEM FROM THE REQUIREMENTS OF THE CONDITIONS OF APPROVAL (ATTACHED HEREIN OR IN OTHER APPROVED IMPROVEMENT PLANS). I ALSO HEREBY DECLARE THAT I HAVE COMPARED THESE PLANS WITH ALL APPLICABLE ADA TITLE 11 AND TITLE 24 REQUIREMENTS FOR DISABILITY ACCESS FOR THIS PROJECT, AND THESE PLANS ARE IN FULL COMPLIANCE WITH THOSE REQUIREMENTS.

HEREBY CERTIFY THAT AS THE ENGINEER IN RESPONSIBLE CHARGE OF WORK FOR THIS PROJECT, I HAVE REVIEWED THE ENGINEERING WORK AS SHOWN ON THESE PLANS TO DETERMINE GENERAL COMPLIANCE WITH PLANS AND SPECIFICATIONS, AND THAT THE COMPLETED CONSTRUCTION IS IN CONFORMANCE WITH THESE PLANS.

CIVIL ENGINEER OF RECORD: _____
SAM AKBARPOUR



A detailed map of the project location. The map shows a network of streets including La Ruf St, Grandview Ave, Riverview Dr, Smith St, Avalon St, Pontiac Ave, Rubicon, and 34th St. Mission Blvd runs diagonally from the bottom left towards the top right. Pioneer Dr runs vertically, intersecting Mission Blvd. The project site is marked with a black dot and an arrow pointing to it, labeled "SITE". The site is located on the east side of Mission Blvd, just south of Pioneer Dr. A north arrow is located in the upper right corner of the map. A highway shield with the number "60" is shown at the top of the map.

Diagram illustrating the plan view of the proposed sidewalk and curb & gutter construction. The diagram shows the layout of the sidewalk, including the existing AC/AB, new AC/AB grind & overlay, and the proposed sidewalk and curb & gutter. Key dimensions and labels include:

- CONSTRUCTION CENTERLINE** and **MONUMENT CENTERLINE** are indicated at the top.
- Dimensions:**
 - Overall width: 35' (from Construction Centerline to Monument Centerline).
 - Offset from Construction Centerline to Monument Centerline: 50'.
 - Offset from Monument Centerline to curb & gutter: 15'.
 - Offset from curb & gutter to sidewalk: 6'.
 - Offset from sidewalk to curb & gutter: 2'.
 - Offset from curb & gutter to existing AC/AB: 2'.
 - Offset from existing AC/AB to curb & gutter: 2'.
 - Offset from curb & gutter to existing sidewalk: 2'.
 - Offset from existing sidewalk to curb & gutter: 2'.
 - Offset from curb & gutter to existing AC/AB: 2'.
 - Offset from existing AC/AB to curb & gutter: 2'.
 - Offset from curb & gutter to existing sidewalk: 2'.
 - Offset from existing sidewalk to curb & gutter: 2'.
- Labels:**
 - NEW AC/AB GRIND & OVERLAY VARIES** (indicated by a dashed line).
 - OVERLAY VARIES** (indicated by a dashed line).
 - C&G** (Curb & Gutter).
 - EXIST. AC/AB** (Existing Asphalt Concrete/Asphalt Base).
 - PROPOSED SIDEWALK** (indicated by a dashed line).
 - PROPOSED CURB & GUTTER** (indicated by a dashed line).
 - EXISTING SIDEWALK** (indicated by a dashed line).
 - EXISTING CURB & GUTTER** (indicated by a dashed line).
- Grades:** 2% (indicated on the sidewalk and curb & gutter).

NTS

1. CONTRACTOR SHALL POLOE AT THE TIE-IN STATIONS AND AT ANY OTHER POINTS OF POTENTIAL CONFLICTS WITH UNDERGROUND FACILITIES BEFORE STARTING CONSTRUCTION. EXISTING SUBSURFACE UTILITY DATA ON DRAWINGS WERE COMPILED FROM INFORMATION FURNISHED BY VARIOUS SOURCES. NEITHER THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION SHOWN IS GUARANTEED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER MAINS, GAS MAINS, SANITARY SEWERS, STORM DRAINS, ELECTRIC CONDUITS, TELEPHONE LINES AND ANY OTHER UTILITIES WHICH MAY CONFLICT WITH THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE RIGS AND COVER SLEETS BE ADJUSTED TO FIELD TO THE DESIRED SLOPE OF THE PAVEMENT TO FORM A SMOOTH DRIVING SURFACE. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS FOR THE REPAIR OF ANY AND ALL DAMAGE TO THE CONTRACT WORK OR TO ANY UTILITY (WHETHER PREVIOUSLY KNOWN OR DISCLOSED DURING THE WORK) AS MAY BE CAUSED BY HIS OPERATIONS. UTILITIES NOT SHOWN ON THE DRAWING TO BE RELOCATED OR ALTERED BY OTHERS SHALL BE MAINTAINED BY THE CONTRACTOR. AT THE COMPLETION OF THE CONTRACT WORK, THE CONTRACTOR SHALL LEAVE ALL UTILITIES AND APPURTENANCES IN A CONDITION SATISFACTORY TO THE OWNERS AND THE CITY.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
3. CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE COUNTY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES, ENTERING OR LEAVING IMPROVEMENT.
4. ALL AREAS SHALL SLOPE A MINIMUM OF 1.0% TO STREETS, DRIVE OR SWALE UNLESS OTHERWISE NOTED.
5. QUANTITIES SHOWN HERE ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO PERFORM HIS OWN QUANTITY TAKEOFF.
6. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY AND THE QUALITY OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY THAT THE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY OF JURUPA VALLEY AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OF JURUPA VALLEY OR THE ENGINEER.

SHEET 1 TITLE SHEET
SHEET 2 PIONEER DRIVE PLAN & PROFILE
CROSS SECTIONS

CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT APPROVED BY:		CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT RECOMMENDED BY:	
PAUL TOOR, CITY ENGINEER R.C.E. 46281	DATE	TINA YORK, DEVELOPMENT SERVICES MANAGER R.C.E. 46367	DATE



8930 LIMONITE AVE.
JURUPA VALLEY, CA
TEL: (951) 332-6464
EMAIL: ENGINEERING@JURUPAVALLEY.ORG

IMPORTANT NOTE:
THE GRADING AND/OR IMPROVEMENT PLANS ARE APPROVED FOR A PERIOD OF TWO (2) YEARS FROM THE DATE SIGNED BY THE CITY ENGINEER. AFTER THE TWO (2) YEAR PERIOD HAS LAPSED, THE ENGINEER OF RECORD MAY BE REQUIRED TO SUBMIT AND PROCESS FOR CITY ENGINEER APPROVAL, UPDATED PLANS THAT COMPLY WITH THE MOST CURRENT CITY STANDARDS, PRACTICES, AND POLICIES.

MARK	BY	DATE	REVISIONS
ENGINEER			

BENCH MARK:
FIELD SURVEY ON 08/05/2020.
BM : RIV. CO. #M.L.81A

BASIS OF BEARING:
THE CENTERLINE OF
RIVERVIEW DRIVE BEING
NORTH 121°13'07" EAST

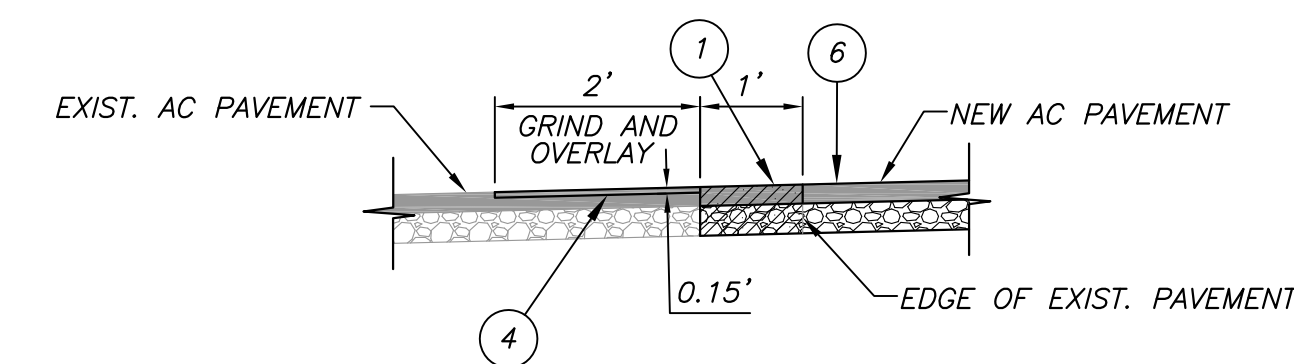
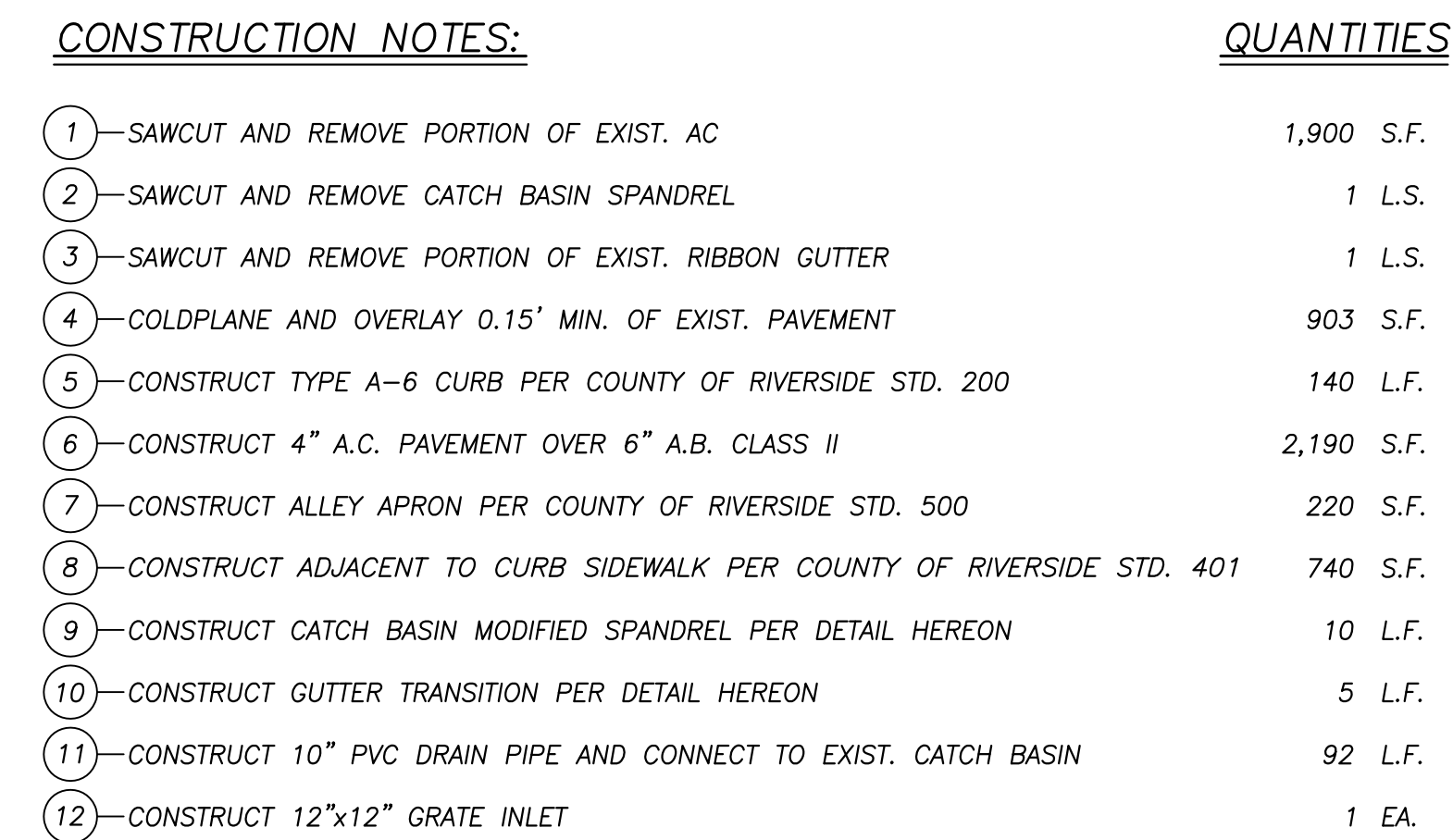


SAKE ENGINEERS, INC.
www.sakeengineers.com
 ENGINEERING • SURVEYING • LAND DEVELOPMENT
 400 S. RAMONA AVE., STE. 202
 CORONA, CALIFORNIA 92879
 (951) 279-4041 FAX: (951) 279-2830

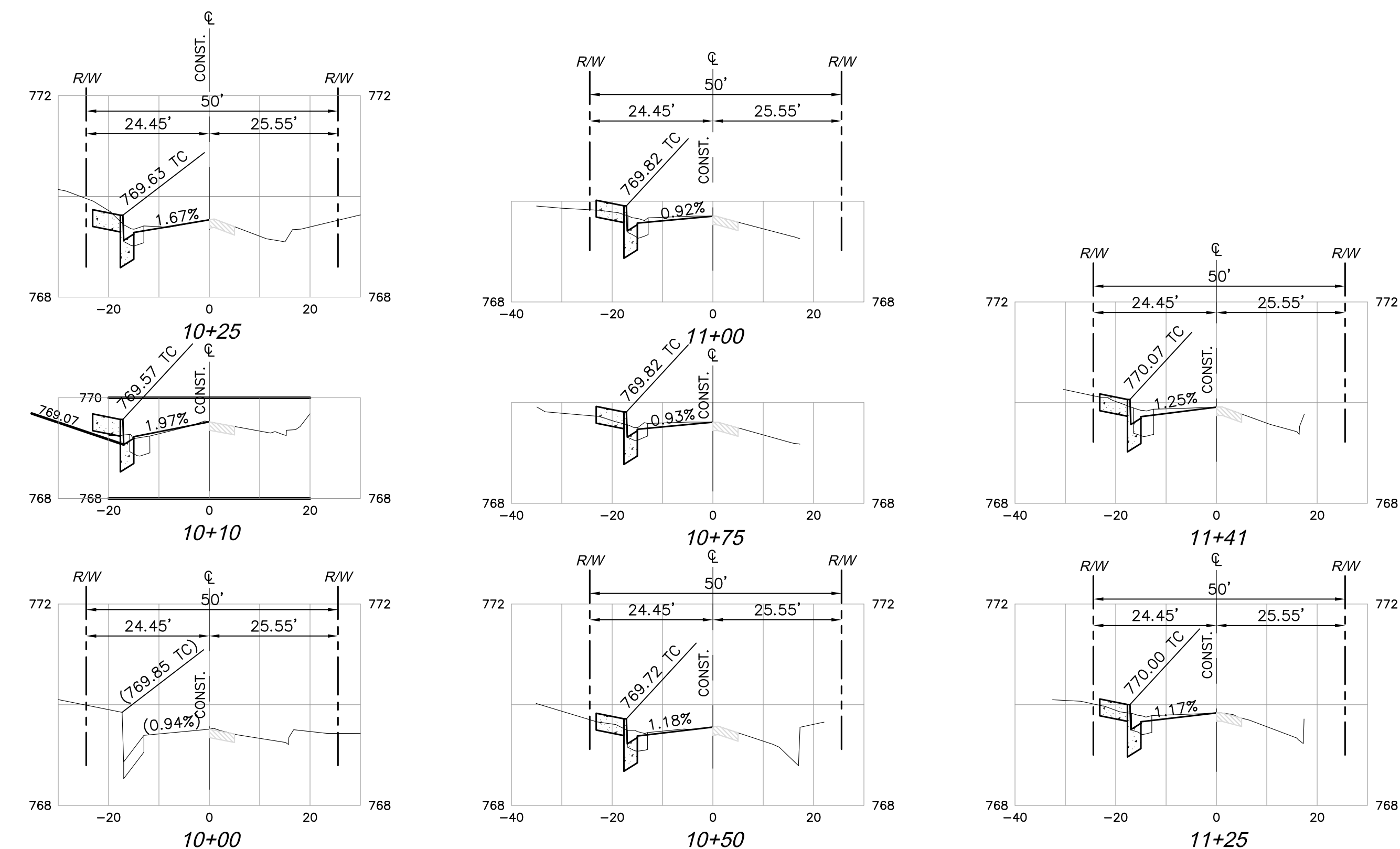
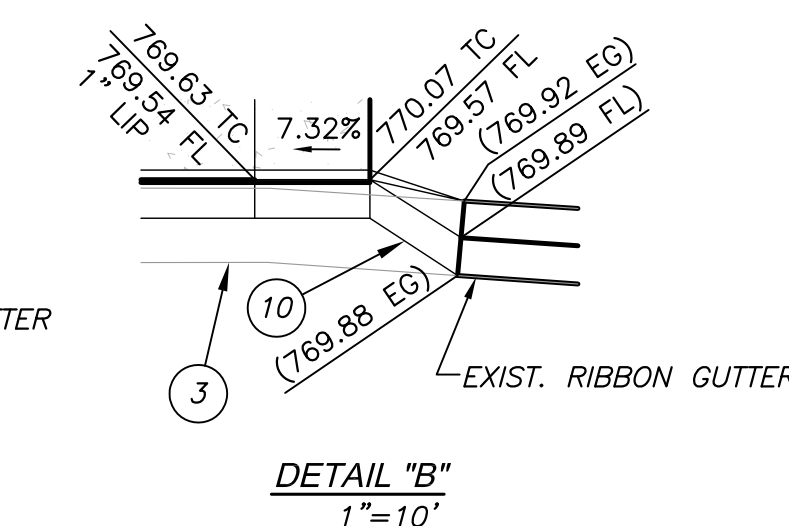
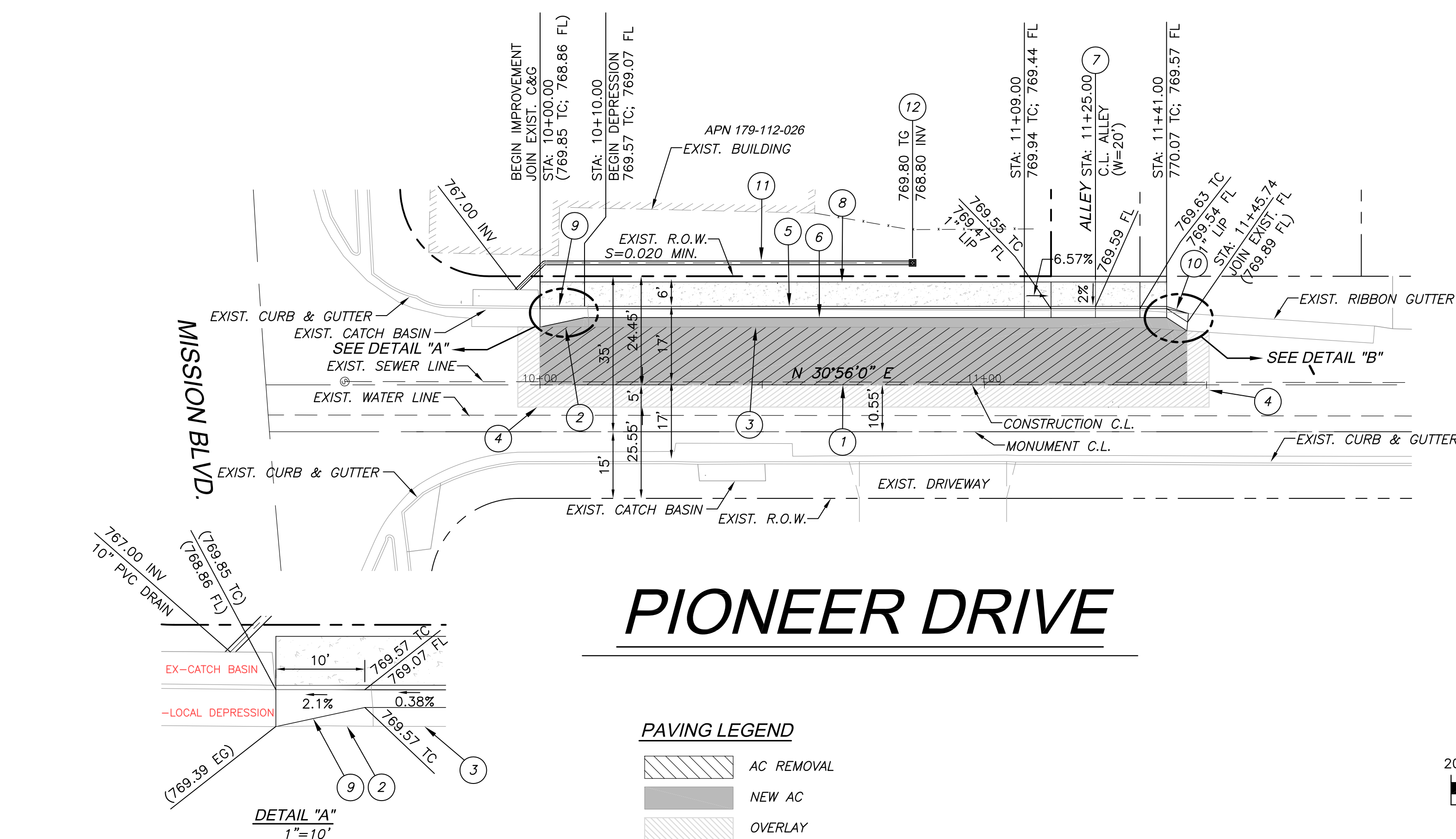
PREPARED BY: _____ R.C.E. NO.: 53038

DATE: 7/23/2024

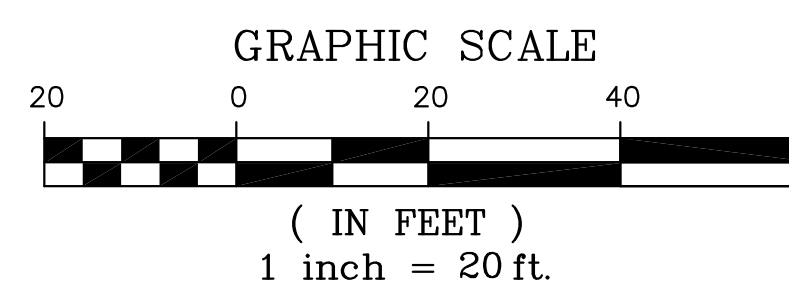
CITY OF JURUPA VALLEY		ACCT. NO.
STREET IMPROVEMENT PLAN FOR 5667 MISSION BLVD. (PIONEER DRIVE) COVER SHEET		SHEET 1 OF 2
FOR:	W.O.	CITY I.D. NO. IP 24-00



TYP. PAVEMENT JOINT DETAIL
NTS



CROSS-SECTIONS
H:1"=20' V:1"=2'



DIG ALERT CALL OR TOLL FREE 811 1-800-422-4133 48 HOURS BEFORE YOU DIG	IMPORTANT NOTE: THE GRADING AND/OR IMPROVEMENT PLANS ARE APPROVED FOR A PERIOD OF TWO (2) YEARS FROM THE DATE SIGNED BY THE CITY ENGINEER. AFTER THE TWO (2) YEAR PERIOD HAS LAPSED, THE ENGINEER OF RECORD MAY BE REQUIRED TO SUBMIT AND PROCESS FOR CITY ENGINEER APPROVAL, UPDATED PLANS THAT COMPLY WITH THE MOST CURRENT CITY STANDARDS, PRACTICES, AND POLICIES.									BENCH MARK: FIELD SURVEY ON 08/05/2020. BM : RV. CO. #M.LB1A ELEV. = 789.07 BASIS OF BEARING: THE CENTERLINE OF RIVERVIEW DRIVE BEING NORTH 42°43'07" EAST			SAKEENGINEERS, INC. www.sakeengineers.com ENGINEERING • SURVEYING • LAND DEVELOPMENT 400 S. RAMONA AVE., STE. 202 CORONA, CALIFORNIA 92679 (951) 279-4041 FAX: (951) 279-2830		CITY OF JURUPA VALLEY		ACCT. NO.
										STREET IMPROVEMENT PLAN			5667 MISSION BLVD. PLAN AND PROFILE		SHEET 2 OF 2		
										PREPARED BY: _____ R.C.E. NO.: 53038 DATE: <u>1/23/2024</u>			FOR:	W.O.	CITY I.D. NO.		
8930 LIMONITE AVE. JURUPA VALLEY, CA TEL: (951) 332-6464 EMAIL: ENGINEERING@JURUPAVALLEY.ORG		MARK	BY	DATE	REVISIONS	APPR.	DATE					IP 23-003					
		ENGINEER				CITY											

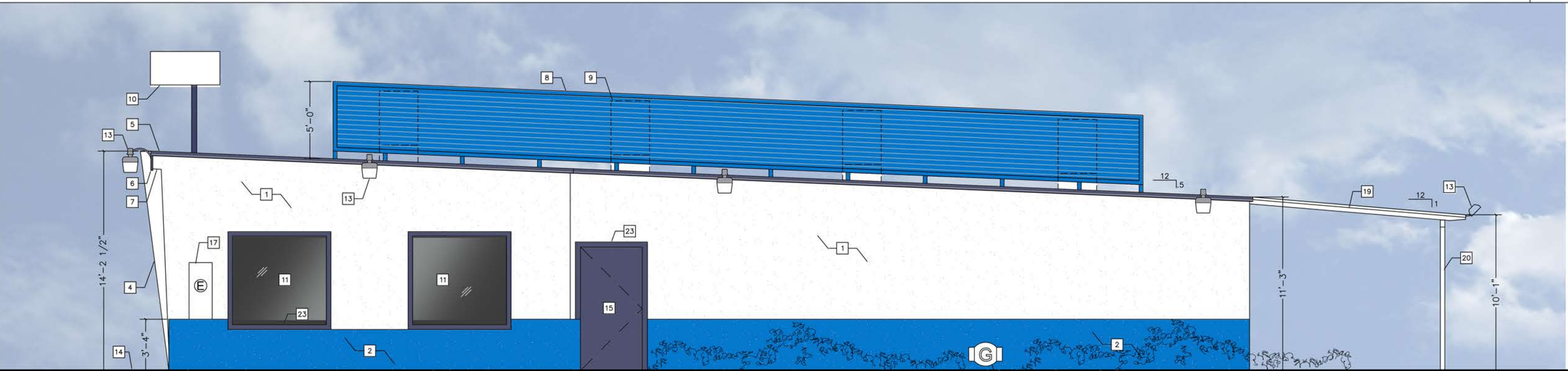
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SOUTH ELEVATION

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

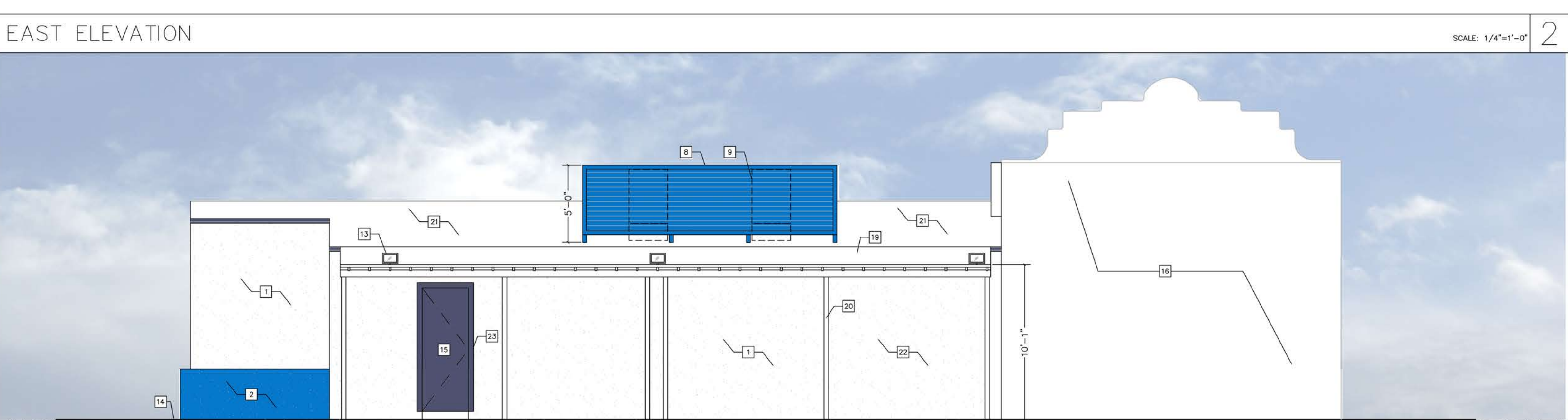
1



EAST ELEVATION

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

2



NORTH ELEVATION

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

3

ELEVATION KEYNOTES

- 1 SMOOTH STUCCO FINISH, TYP.
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 2 SMOOTH STUCCO FINISH, TYP.
COLOR: SHERWIN WILLIAMS BLUE CHIP SW 6959
- 3 CMU
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 4 ARCHITECTURAL ORNAMENTATION
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 5 METAL ROOF FLASHING, TYP.
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258
- 6 (E) WOOD FASCIA
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258
- 7 LIGHT FIXTURE CONCEALED IN WOOD FASCIA
- 8 PREFABRICATED METAL SCREEN
COLOR: SHERWIN WILLIAMS BLUE CHIP SW 6959
- 9 ROOF TOP UNIT, BEYOND MECHANICAL SCREEN
- 10 BUSINESS SIGNAGE
- 11 FAUX WINDOWS: GLASS OVER BLACK FILM TO CONCEAL
(E) WOOD SIDING, TYP.
- 12 BUILDING ADDRESS PER CFC SECTION 505.1. EACH CHARACTER TO BE 4" MIN. HEIGHT, WITH MIN. STROKE WIDTH OF 1/2"
- 13 (E) LIGHT FIXTURE TO REMAIN, TYP.
- 14 (E) FINISH SURFACE, SLOPE 2% MIN. AWAY FROM BUILDING EXTERIOR.
- 15 (E) SOLID WOOD DOOR TO REMAIN
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258
- 16 ADJACENT TENANT. NOT IN PROJECT SCOPE
- 17 (E) ELECTRICAL METER
- 18 (E) GAS METER
- 19 WOOD ROOF COVERING ABOVE EXTERIOR STORAGE -
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 20 (E) POST TO REMAIN, TYP.
COLOR: SHERWIN WILLIAMS ULTRA WHITE SW 6995
- 21 (E) SLOPED ROOF BEYOND
- 22 TRASH ENCLOSURE SCREENED BY CHAIN LINK FENCE
- 23 (E) WOOD TRIM
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258

ELEVATION NOTES

1. ALL DETAIL REFERENCES ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS WHETHER SPECIFICALLY REFERENCED OR NOT.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.


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

TITANIC CEVICHE SPORTS BAR

5667 MISSION BLVD., JURUPA VALLEY 92509

OWNER: NOHEMI PENICHE
16572 WASCLOD DRIVE
MORENO VALLEY, CA 92551

2025005 CD

EXTERIOR
ELEVATIONS

A4.1

Project No.
2025005401

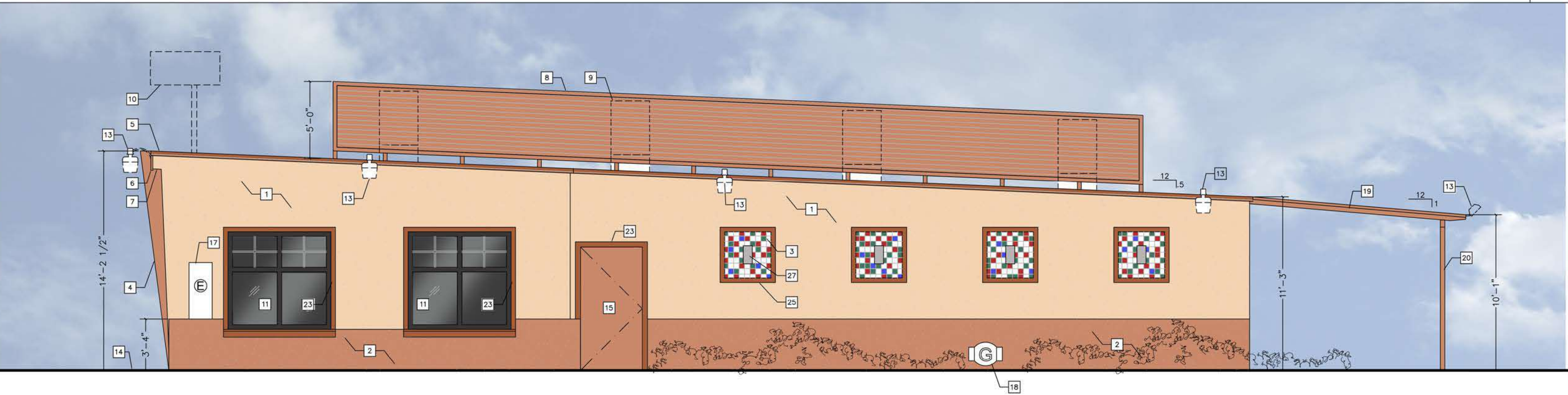
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SOUTH ELEVATION

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

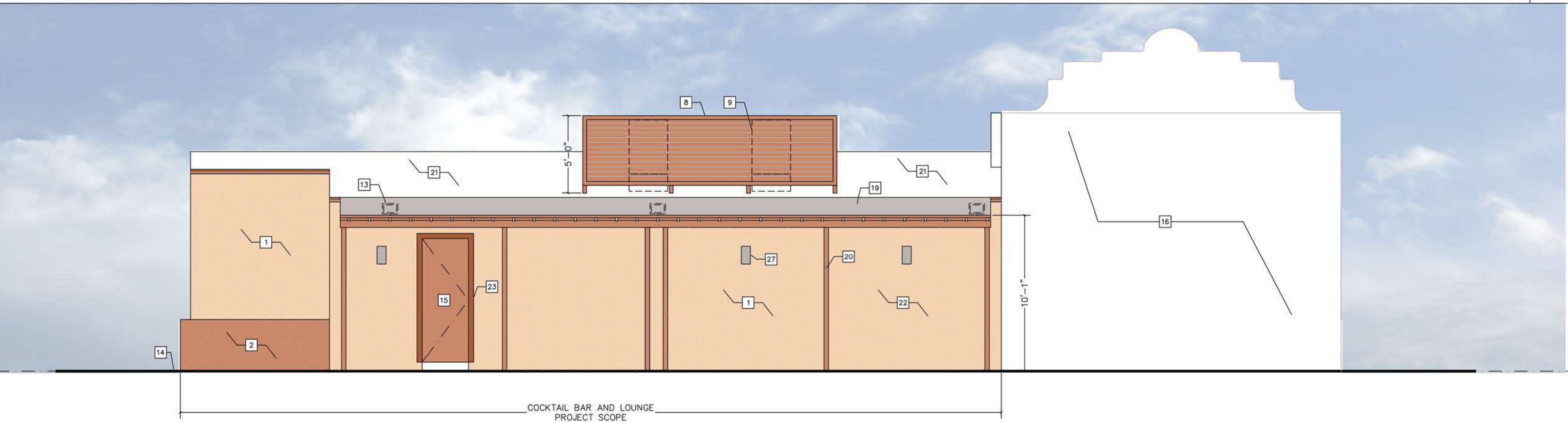
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EAST ELEVATION

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

2



NORTH ELEVATION

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

3

ELEVATION KEYNOTES

- 1 SMOOTH STUCCO FINISH, TYP.
COLOR: SHERWIN-WILLIAMS FLATTERING PEACH SW 6638
- 2 SMOOTH STUCCO FINISH, TYP.
COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
- 3 (N) EXTERIOR DECORATIVE TILE OVER (E) CMU / STUCCO
- 4 ARCHITECTURAL ORNAMENTATION, TYP.
COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
- 5 METAL ROOF FLASHING, TYP.
COLOR: SHERWIN WILLIAMS EARTHEN JUG SW 7703
- 6 (E) WOOD FASCIA, TYP.
COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
- 7 (E) LIGHT FIXTURES UNDER FASCIA TO BE REPLACED BY (N) LED STRIP LIGHTING AND TO BE CONCEALED UNDER WOOD FASCIA
- 8 PREFABRICATED METAL MECHANICAL SCREEN
COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
- 9 ROOF TOP UNIT, BEYOND MECHANICAL SCREEN
- 10 BUSINESS SIGNAGE TO BE REMOVED
- 11 (N) FAUX WINDOWS: GLASS & MULLIONS OVER BLACK FILM TO CONCEAL (E) WOOD SIDING, TYP.
- 12 BUILDING ADDRESS PER CFC SECTION 505.1. EACH CHARACTER TO BE 4" MIN. HEIGHT, WITH MIN. STROKE WIDTH OF 1/2"
- 13 (E) LIGHT FIXTURE TO BE REMOVED, TYP.
- 14 (E) FINISH SURFACE, SLOPE 2% MIN. AWAY FROM BUILDING EXTERIOR.
- 15 (E) SOLID WOOD DOOR TO REMAIN
COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
- 16 ADJACENT TENANT. NOT IN PROJECT SCOPE
- 17 (E) ELECTRICAL METER
- 18 (E) GAS METER
- 19 WOOD ROOF COVERING ABOVE EXTERIOR STORAGE -
COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
- 20 (E) POST TO REMAIN, TYP.
COLOR: SHERWIN WILLIAMS SUBDUED SIENNA 9009
- 21 (E) SLOPED ROOF BEYOND
- 22 TRASH ENCLOSURE SCREENED BY CHAIN LINK FENCE
- 23 (E) WOOD TRIM.
COLOR: SHERWIN WILLIAMS EARTHEN JUG SW 7703
- 24 (N) OPERABLE WINDOWS
- 25 (N) WOOD TRIM.
COLOR: SHERWIN WILLIAMS EARTHEN JUG SW 7703
- 26
- 27 (N) EXTERIOR LIGHT FIXTURE
- 28 (N) DECORATIVE ENTRY DOOR

ELEVATION NOTES

1. ALL DETAIL REFERENCES ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS WHETHER SPECIFICALLY REFERENCED OR NOT.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.

OPTION A


STUDIO ROCA INC.
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TITANIC CEVICHE LOCO
5667 MISSION BLVD., JURUPA VALLEY 92509
OWNER: NOHEMI PENICHE
16572 WASCLOD DRIVE
MORENO VALLEY, CA 92551

EXTERIOR ELEVATIONS

A4.1

Project No. 2025005401

2025005 CD

Architectural elevation drawing of a building facade. The drawing includes numbered callouts (1-28) and dimension lines. The building features a tiled roof, arched windows, and a central door. A dashed line indicates a section cut. The background is a blue sky with clouds.

Key features and callouts:

- 1: Wall above the first arched window.
- 2: Wall above the second arched window.
- 3: Checkered tile base.
- 4: Wall above the third arched window.
- 5: Wall above the fourth arched window.
- 6: Wall above the fifth arched window.
- 7: Wall above the sixth arched window.
- 8: Wall above the seventh arched window.
- 9: Wall above the eighth arched window.
- 10: Wall above the ninth arched window.
- 11: Wall above the tenth arched window.
- 12: Wall above the eleventh arched window.
- 13: Wall above the twelfth arched window.
- 14: Wall above the thirteenth arched window.
- 15: Wall above the fourteenth arched window.
- 16: Wall above the fifteenth arched window.
- 17: Wall above the sixteenth arched window.
- 18: Wall above the seventeenth arched window.
- 19: Wall above the eighteenth arched window.
- 20: Wall above the nineteenth arched window.
- 21: Wall above the twentieth arched window.
- 22: Wall above the twenty-first arched window.
- 23: Wall above the twenty-second arched window.
- 24: Wall above the twenty-third arched window.
- 25: Wall above the twenty-fourth arched window.
- 26: Wall above the twenty-fifth arched window.
- 27: Wall above the twenty-sixth arched window.
- 28: Wall above the twenty-seventh arched window.

Dimensions:

- 10'-8"
- 14'-2 1/2"
- 1'-4"

COCKTAIL BAR AND LOUNGE
PROJECT SCOPE

Architectural elevation drawing of a building facade. The drawing includes the following elements and callouts:

- Callouts:**
 - 1: Roofline
 - 2: Ground level
 - 3: Small arched window
 - 4: Left wall
 - 5: Roof edge
 - 6: Roof edge
 - 7: Roof edge
 - 8: Roof edge
 - 9: Roof edge
 - 10: Roof edge
 - 11: Large arched window
 - 12: Roof edge
 - 13: Roof edge
 - 14: Ground level
 - 15: Door
 - 16: Ground level
 - 17: Small arched window
 - 18: Small arched window
 - 19: Small arched window
 - 20: Small arched window
 - 21: Small arched window
 - 22: Small arched window
 - 23: Small arched window
 - 24: Small arched window
 - 25: Small arched window
 - 26: Small arched window
 - 27: Small arched window
- Dimensions:**
 - 14'-2 1/2" (Total height)
 - 3'-4" (Height of left wall)
 - 5'-0" (Height of roof edge)
 - 11'-3" (Height of right wall)
 - 10'-1" (Height of right wall)

NORTH ELEVATION

- ## ELEVATION NOTES
1. ALL DETAIL REFERENCES ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS WHETHER SPECIFICALLY REFERENCED OR NOT.
 2. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.

OPTION B



5667 MISSION BLVD., JURUPA VALLEY 92509

OWNER: NOHEMI PENICHE
16572 WASCLOD DRIVE
MORENO VALLEY, CA 92551

2025005 CD

EXTERIOR ELEVATIONS

A4.1

Project No.
2025005401