

Notice of Determination

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

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

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

Lead Agency (if different from above): Same
Address: Same
Contact: Rob Gonzalez
Senior Planner
Phone: (951) 332-6464

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

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

Project Title: Vernola Ranch Specific Plan Project

Project Applicant: Anthony P. Vernola Trust, 12080 Bellgrave Avenue, Jurupa Valley, CA 91752


Project Location (include county): I-15 Freeway to the west, Pat's Ranch Road to the east, and Bellegrave Avenue to the north, in the City of Jurupa Valley within Riverside County.

Project Description: On December 21, 2023, Jurupa Valley City Council adopted Resolution No. 2023-106 to certify an Environmental Impact Report, make Findings, and adopt Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the Vernola Ranch Specific Plan Project. The 200.7 acre Project site includes the 153 acre Specific Plan Area, 36 acres south of the Specific Plan Area, and approximately 11.7 acres of off-site street improvements on Limonite Avenue, Pat's Ranch Road, and Bellegrave Avenue. The Project proposes the development of approximately 1,576 residential dwelling units, recreation areas, trail and park networks, open space, landscaping and street improvements, including an overlay for a potential school site on the Specific Plan Area. The principal discretionary actions required of the City of Jurupa Valley to implement the Project include: GPA No. 22003, SPA No. 266A5, CZ No. 22002, SP22001, TTM No. 38504, DA No. 22001.

This is to advise that the City of Jurupa Valley (■ Lead Agency □ Responsible Agency) has approved the above-described project on December 21, 2023 and has made the following determinations regarding the above-described project.

1. The project [■ will □ will not] have a significant effect on the environment.
2. ■ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
□ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [■ were □ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [■ was □ was not] adopted for this project.
5. A statement of Overriding Considerations [■ was □ was not] adopted for this project.
6. Findings [■ were □ were not] made pursuant to the provisions of CEQA.

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

Signature (Public Agency): 

Title: Senior Planner

Date: December 21, 2023

Date Received

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202301328
12/22/2023 12:14 PM Fee: \$ 3889.25
Page 1 of 1

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

Removed: _____ By: _____ Deputy




Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 23-358719

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$3,889.25
	# Pages	1
	Document #	E-202301328
	Filing Type	1
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Environmental Impact Report		\$3,839.25
F&G Clerk Handling Fee		\$50.00
Sub-Total		\$3,889.25
Service Fee		\$88.67
Total		\$3,977.92
Tender (Credit Card Online)		\$3,977.92
Customer Email	tchu@tbplanning.com	
Service Fee	\$0.00	
Credit Card Invoice#	BPI3241S260	
Customer Name	Tracy Chu	
Customer Phone Number	7145056360	
Customer Address	3200 El Camino Real, Suite 100 Irvine, CA 92602	

Signature _____



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 23-358719
STATE CLEARINGHOUSE NUMBER (If applicable) 2022120318

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF JURUPA VALLEY	LEAD AGENCY EMAIL RGONZALEZ@JURUPAVALLEY.ORG	DATE 12/22/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202301328

PROJECT TITLE
 VERNOLA RANCH SPECIFIC PLAN PROJECT

PROJECT APPLICANT NAME ANTHONY P. VERNOLA TRUST	PROJECT APPLICANT EMAIL RICKBONDAR@AOL.COM	PHONE NUMBER (951) 318-0600
PROJECT APPLICANT ADDRESS 12080 BELLGRAVE AVENUE,	CITY JURUPA VALLEY	STATE CA
		ZIP CODE 91752

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	\$3,839.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$
 \$3,889.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Irma Rodriguez
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