

4714 JURUPA AVENUE TENTATIVE TRACT MAP NO. 39277 PC-2025-00085 (Tentative Tract Map)

Community & Economic Development Department

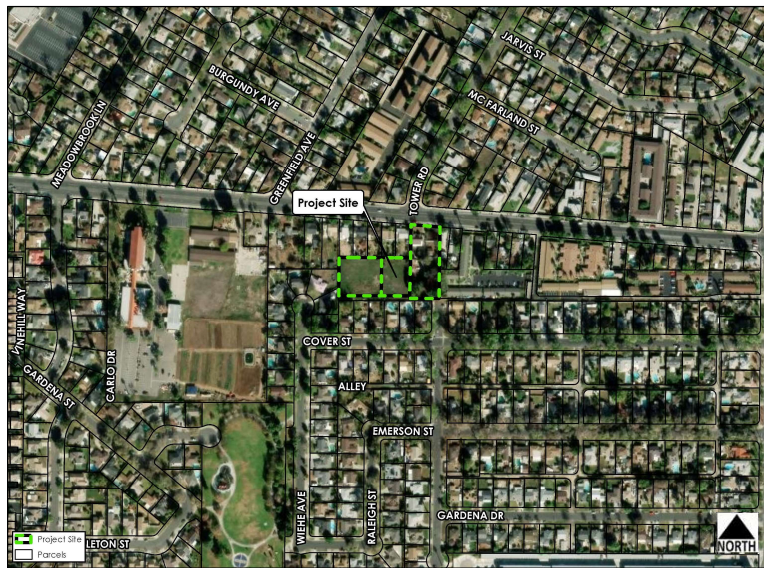
Planning Commission
Agenda Item: 4
August 14, 2025



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LOCATION MAP



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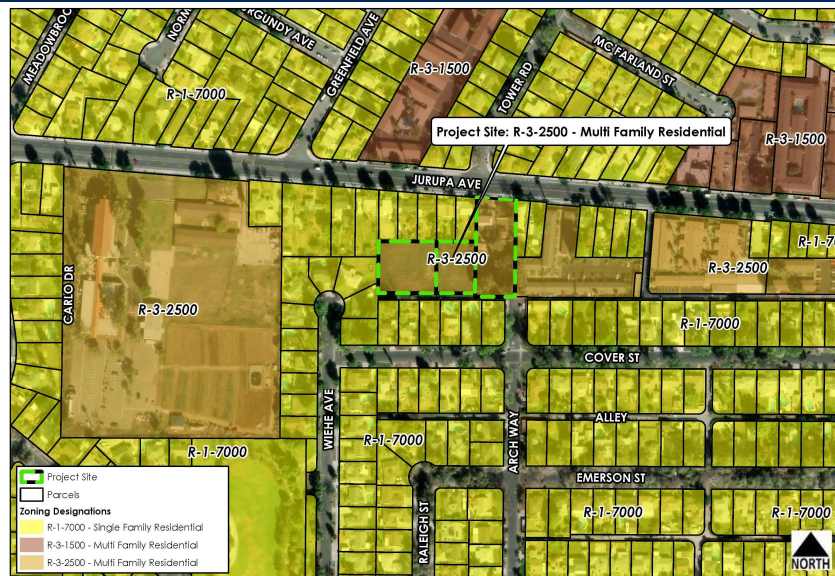
EXISTING SITE PHOTOS



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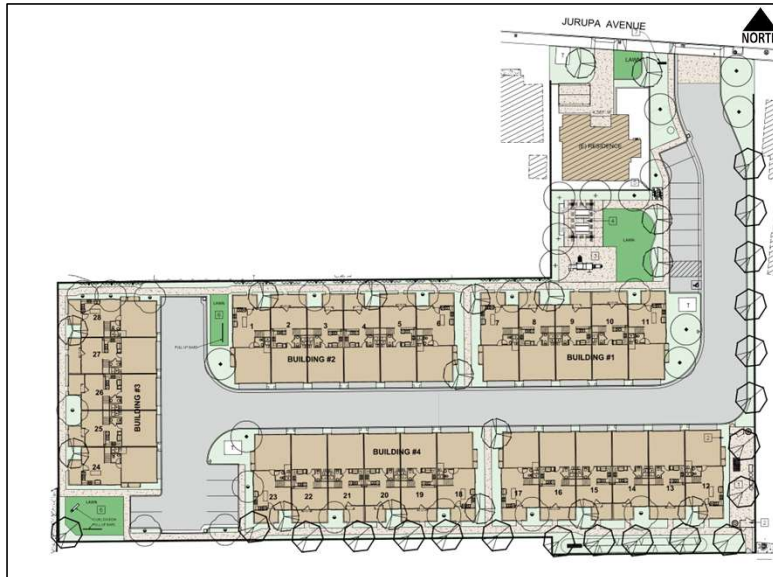
ZONING MAP



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APPROVED SITE PLAN

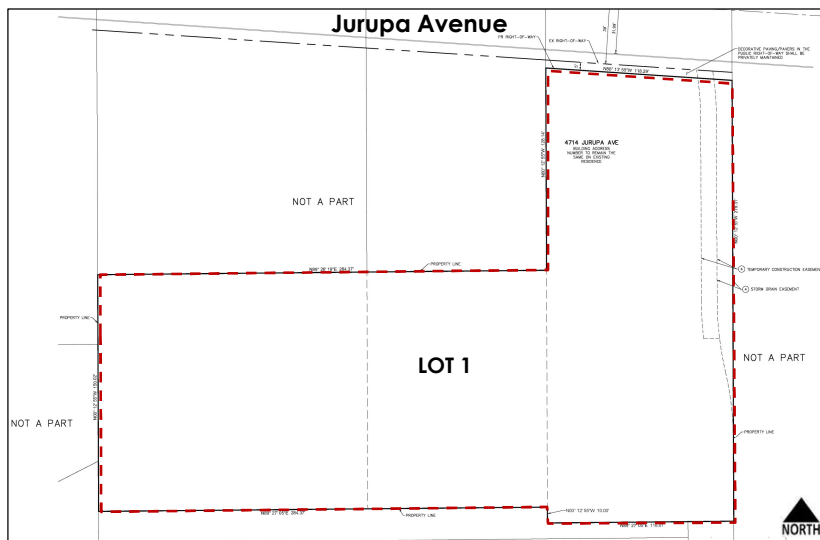


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TENTATIVE TRACT MAP NO. 39277



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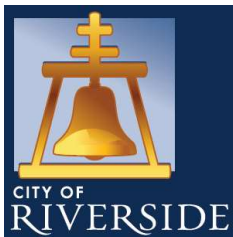
RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15304 (Minor Alterations to Land) and 15061 (Common Sense) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PC-2025-00085 (Tentative Tract Map), subject to the recommended conditions of approval.



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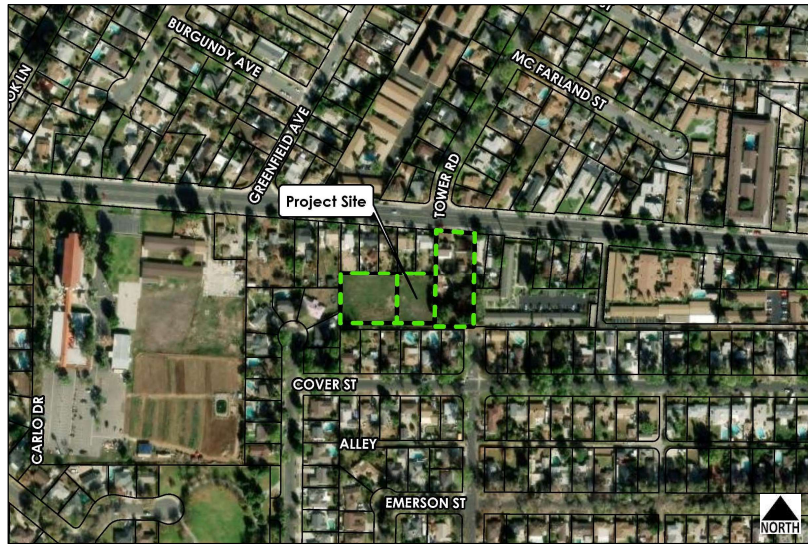
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Aerial Map (Reference Only)



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GENERAL PLAN MAP (Reference Only)



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