



NOTICE OF EXEMPTION

TO: Clerk of the Board
County of Riverside
P.O. Box 751
Riverside, CA 92502-0751

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

Project Title: Master Application (MA) No. 25262 (ADU25021)

Project Applicant: May Phan (Property Owner's Applicant)

Project Location: 3732 Minter St, City of Jurupa Valley, County of Riverside.

Description of Nature, Purpose and Beneficiaries of Project: Legalization of an ADU conversion of a 741 SF two-car garage and a 159 SF attached storage shed to create a 900 SF detached ADU.

Name of public agency approving project: City of Jurupa Valley

Name of person/agency carrying out project: May Phan

Exempt Status: **(Check One)**

☒ Ministerial (Sec. 21080(b)(1); 15268)

☐ Declared Emergency (Sec. 21080(b) (3); 15269(a))

☐ Emergency Project (Sec. 21080(b) (4); 15269(b)(c))

☐ Categorical Exemption.
State type and section number:

☐ Statutory Exemption. State code number:

☐ General Rule Exemption (CEQA Guidelines Section 15061(b) (3)).



NOTICE OF EXEMPTION

(MA25262 continued)

Reason(s) why project is exempt:

The project includes legalizing a conversion of a 741 SF two-car garage and an attached storage shed of 159 SF to create a 900 SF ADU pertaining to Section 15268 Ministerial Projects of the California Environmental Quality Act (CEQA).

Lead Agency contact person: Edgar Cortez, Planning Technician

Telephone: (951) 332-6464 x 215

Lead Agency Signature:  Date: 12/23/2025