

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: MA24351 – CUP24013 Executive Coach Builders Project

Project Applicant: Fausto Reyes, Lanarq, Inc.

Project Location: 5456 28th Street, Jurupa Valley, County of Riverside, California 92509

Description of Project: Conditional Use Permit (CUP) to allow for a Project that consists of development of a new 86,000 square foot manufacturing building including a 2,000 square foot office space on approximately 4.68 acres previously developed as a single-family residential property. Development will also include 109 regular parking spaces and 2 handicap accessible spaces, approximately 0.8 acres (25% of site area) of landscaping, and associated infrastructure.

Name of Public Agency Approving Project: City of Jurupa Valley

Name of Person/Agency Carrying Out Project: Same as Project Applicant

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: Class 32 CEQA Section 15332 In-Fill Development Project.
- Statutory Exemption. State code number:
- Emergency General Rule Exemption (CEQA Guidelines Section 15061 (b)(3))

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(MA24351)

Reason(s) Why Project is Exempt:

The project qualifies for the Class 32 categorical exemption (CEQA Guidelines §15332) because:

1. **General Plan and Zoning Consistency (§15332(a))**
The project is consistent with the applicable General Plan land use designation and policies and complies with the applicable zoning designation and development standards.
2. **Urban Location and Site Size (§15332(b))**
The project site is located within city limits, is less than five acres in size, and is substantially surrounded by urban uses.
3. **No Sensitive Habitat (§15332(c))**
The project site has no value as habitat for endangered, rare, or threatened species.
4. **No Significant Environmental Effects (§15332(d))**
The project would not result in any significant impacts related to traffic, noise, air quality, or water quality.
5. **Adequate Utilities and Public Services (§15332(e))**
The site is adequately served by existing utilities and public services.

The project does not trigger any exceptions to the use of categorical exemptions identified in CEQA Guidelines §15300.2.

The project does not involve unusual circumstances that would result in a significant environmental effect, is not located on a hazardous waste site pursuant to Government Code §65962.5, does not affect a historical resource, and would not result in cumulative impacts.

Factual evidence in support of this analysis is based on part on the following technical information:

- *Project Civil Engineering Plans*, Insight Engineering, Inc., 12/1/2025.
- *Executive Coach Builders Air Quality, Global Climate Change, and Health Risk Assessment Impact Analysis*, Ganddini Group, Inc, June 6, 2025.
- *“Will Serve” Letter, Rubidoux Community Services District*, August 12, 2025.
- *Traffic Impact and VMT Technical Memorandum*, Ganddini Group, Inc, November 26, 2025.
- *Preliminary Water Quality Management Plan (WQMP)*, April 2025.
- *Phase 1 Environmental Site Assessment Report, Partner Engineering and Science, Inc.*, June 18, 2024.
- *Hydrology Report, Joseph C.*, Insight Engineering, Inc., December 2024.
- *General Biological Assessment*, Hernandez Environmental Services, June 2025.
- *Executive Coach Builders Project Noise Impact Analysis, Michael Baker International*, Ganddini Group, Inc, June 17, 2025.
- *Historic Structure Assessment for the 5465 and 5467 28th Street Property*, BSFA Environmental Services, December 5, 2025.

All documents are available at Jurupa Valley City Hall, Planning Department, 8930 Limonite Avenue, 92509.

Lead Agency Contact Person: Roberto Gonzalez, Principal Planner Telephone: 951-332-6464

Lead Agency Signature: Kevin Carr Date: 2/27/2026

Kevin P. Carr, MS CEQA Administrator