



NOTICE OF EXEMPTION

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

FROM: City of Jurupa Valley
Community Development Dept.
Planning Division
8930 Limonite Avenue
Jurupa Valley, CA 92509-5183

Project Title: MA25337 (SDP25152, ADU25035)

Project Applicant: Salim Samour

Project Location: 4602 Helen Bell Way, Jurupa Valley, CA 91752

Description of Project: The construction of a new two-story single-family residence (SB9) of 1,705 square feet, an attached accessory dwelling unit of 798 square feet, and a new attached two-car garage of 457 square feet.

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: Section 15303(e)
- Statutory Exemption: _____
- General Rule Exemption (CEQA Guidelines Section 15061(b)(3)).

Reason(s) for Exemption:

The proposed project includes the construction of a new two-story single-family residence of 1,705 square feet and an attached accessory dwelling unit of 798 square feet, both of which are exempt pursuant to Section 15268 Ministerial Projects of the California

Environmental Quality Act (CEQA). The project also includes the construction of a new attached two-car garage of 457 square feet, which is exempt pursuant to Section 15303(e) New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA).

Lead Agency Contact:

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Lead Agency Signature:  Date: 5/7/2026