

City of Jurupa Valley

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. 25364 (ADU25037)

Project Applicant: Lan Luu (Property Owner's Applicant)

Project Location: 5133 Eclipse Ave, City of Jurupa Valley, County of Riverside.

Description of Nature, Purpose and Beneficiaries of Project: Construct new detached ADU (1,000 SF) with 56 SF front porch, and a detached Two car garage (475 SF).

Name of public agency approving project: City of Jurupa Valley

Name of person/agency carrying out project: Cuong Bao

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: Class 3, Section 15303 (e) New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA).

Statutory Exemption. State code number:

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

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(MA25364 continued)

Reason(s) why project is exempt:

The project includes the construction of a new 1,000 SF detached ADU with a 56 SF front porch, and a 475 SF detached two car garage. The legalization is exempt pursuant to Section 15268 Ministerial Projects and Section 15303 (e) New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA).

Lead Agency contact person: Luis Soto, Planning Technician

Telephone: (951) 332-6464 x 156

Lead Agency Signature: Luis Soto Date: 5/11/2026