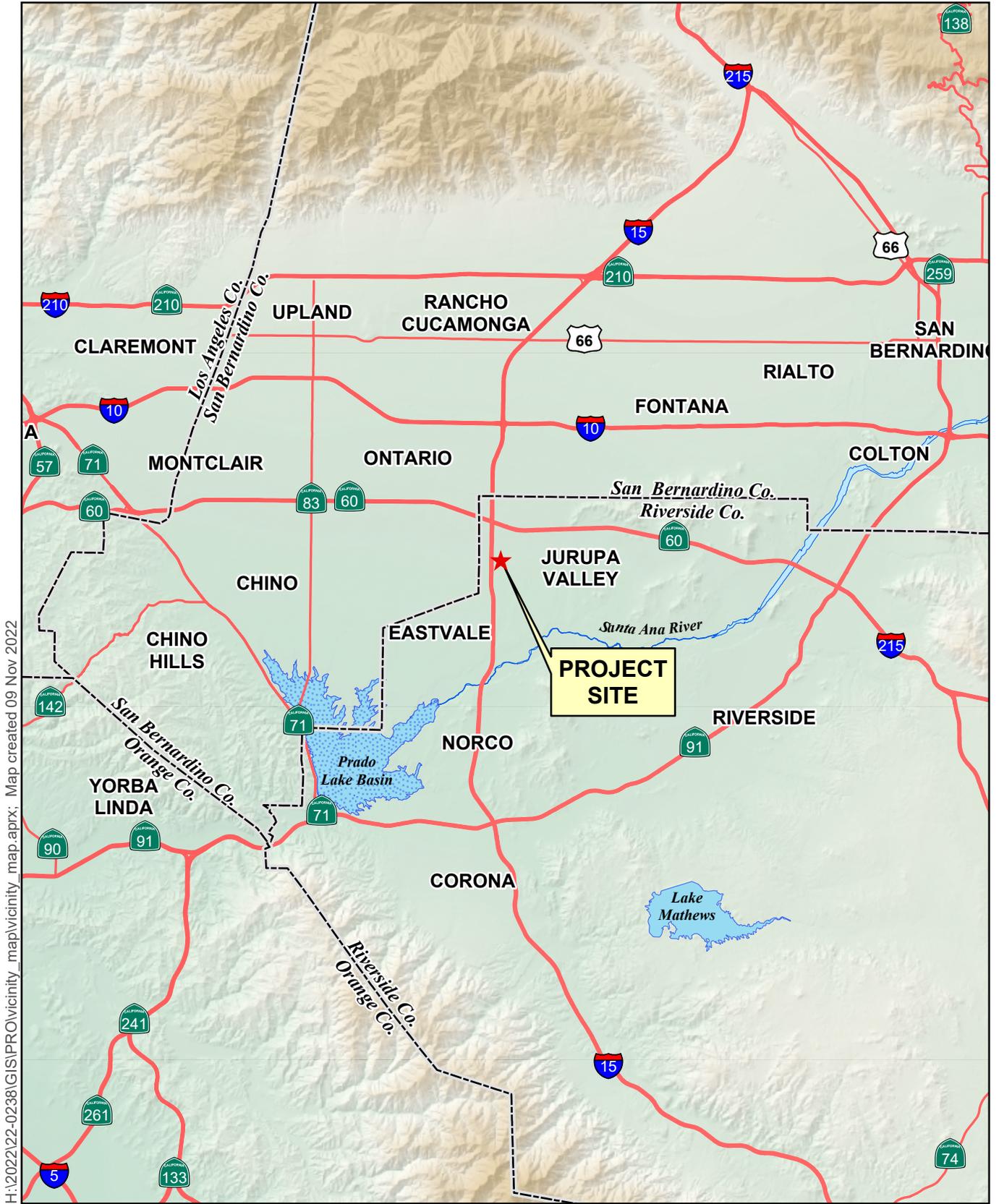


NOTICE OF EXEMPTION

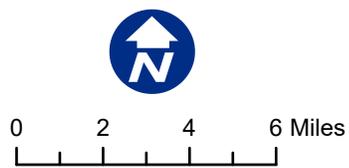
<p>TO:</p> <p><input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044 <i>Filed electronically</i></p>	<p>FROM: Jurupa Community Services District (Public Agency) 11201 Harrel Street Jurupa Valley, CA 91752</p>
<p>Clerk of the Board of Supervisors or</p> <p><input checked="" type="checkbox"/> County Clerk County of: Riverside 2720 Gateway Drive Riverside, CA 92507</p>	
<p>1. Project Title:</p>	<p>Lease of Well Site 5A</p>
<p>2. Project Applicant:</p>	<p>Jurupa Community Services District (JCSD)</p>
<p>3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):</p>	<p>The project location is the future site of Well 5A. The project site is located within the City of Jurupa Valley, County of Riverside, at the northeast corner of Cantu-Galleano Ranch Road/Piers Enterprises Way on Assessor's Parcel Number (APN) 160-040-043. (Refer to Figure 1 – Vicinity Map and Figure 2 – Project Site.)</p> <p>The approximate 1.5-acre project site is located within Township 2 South, Range 6 West, Section 18, San Bernardino Base and Meridian. (Refer to Figure 3 – USGS Map.)</p>
<p>4. (a) Project Location – City:</p>	<p>Jurupa Valley</p>
<p>(b) Project Location – County:</p>	<p>Riverside</p>
<p>5. Description of nature, purpose, and beneficiaries of Project:</p>	<p>The project is leasing the Jurupa Community Services District future Well 5A site for interim use as an overflow parking lot. The parking lot will provide approximately 68 overflow parking spaces employees at DC Logistics.</p> <p>Site preparation for the overflow parking lot entails replacing the existing fence, scraping the site surface, installation of decomposed granite and/or concrete pads for the parking spaces, on-site storm drain improvements, and lighting. (Refer to Figure 4 – Site Plan.)</p> <p>The Jurupa Community Services District is the beneficiary of this project.</p>

6. Name of Public Agency approving project:	Jurupa Community Services District
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Jurupa Community Services District
8. Exempt status: (check one)	
(a) Ministerial project.	
(b) Not a project.	
(c) Emergency Project.	
(d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	§15301 Class 1 – Existing Facilities §15303 Class 3 – New Construction or Conversion of Small Structures §15327 Class 27 – Leasing New Facilities
(e) Declared Emergency.	
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) Other. Explanation:	
9. Reason why project was exempt:	<p>The Class 1 categorical exemption (§15301) is for the minor alteration of existing public facilities, including facilities owned by publicly owned utilities, such as the Jurupa Community Services District (JCSD). The Class 3 categorical exemption (§15303) is for the construction of new small facilities or structures. The minimal improvements needed for the interim use of the Well 5A site for overflow parking constitute both a minor alteration to property owned by a public water provider and the construction of a new small facility.</p> <p>The Class 27 categorical exemption (§15327) applies to the leasing of facilities involving a local agency providing the proposed use is in conformance with a general plan for which an EIR or negative declaration has been prepared. JCSD is a local agency leasing an existing facility, specifically the Well 5A site. The Jurupa Valley General Plan land use designation of the project site is Business Park. According to the Jurupa Valley General Plan, the Business Park land use designation is intended for employee-intensive uses, including research and development, technology centers, corporate offices, clean</p>



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Figure 1 – Vicinity Map



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LEGEND
 Project Site

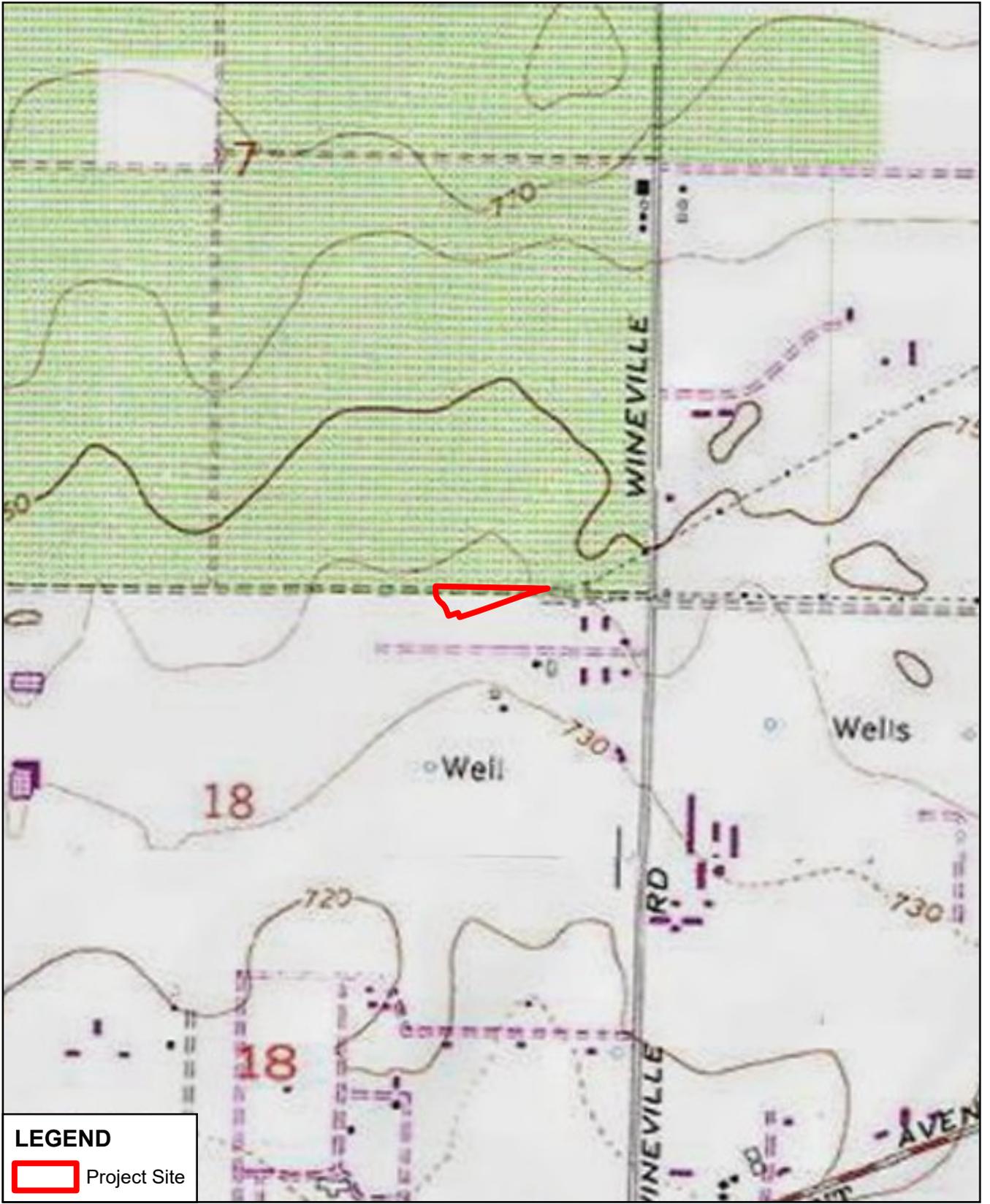
Sources: Riverside County, GIS, 2020.

Figure 2 – Project Site



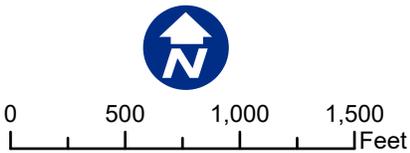
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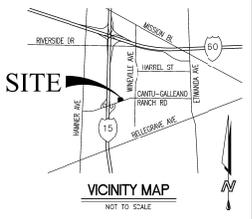
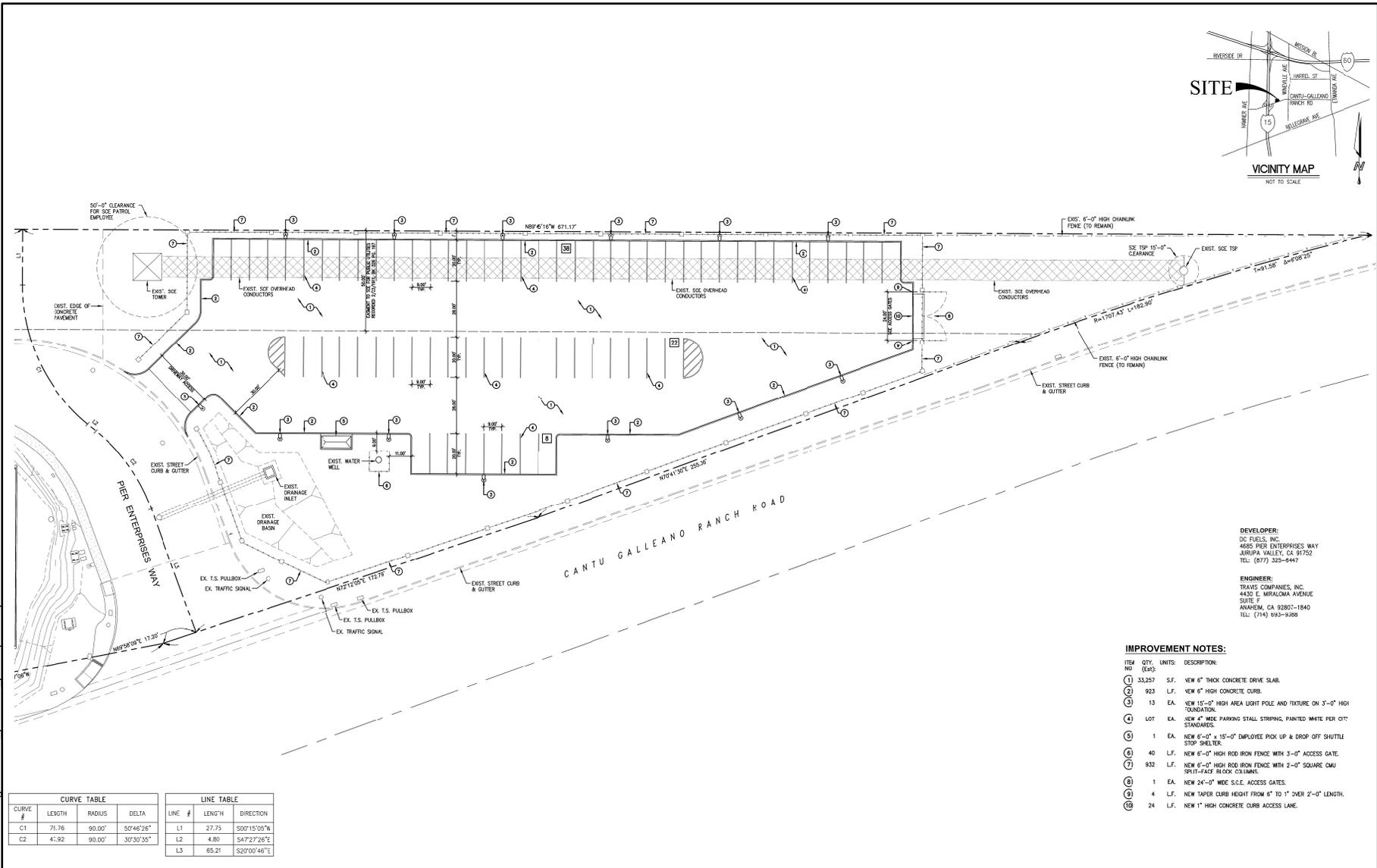


Sources: ESRI / USGS 7.5min Quads: GUASTI

Figure 3 - USGS Map



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CURVE TABLE				LINE TABLE	
CURVE #	LENGTH	RADIUS	DELTA	LINE #	DIRECTION
C1	75.76	90.00'	50°46'26"	L1	S00°15'05"W
C2	47.92	90.00'	30°30'35"	L2	S47°27'26"E
				L3	S20°00'46"E

DEVELOPER:
DC FUELS, INC.
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752
TEL: (877) 325-6447

ENGINEER:
TRAVIS COMPANIES, INC.
4430 E. MICALMA AVENUE
SUITE F
ANAHEIM, CA 92807-1840
TEL: (714) 693-9388

IMPROVEMENT NOTES:

ITEM NO	QTY	UNITS	DESCRIPTION
(1)	33,257	S.F.	NEW 6" THICK CONCRETE DRIVE SLAB.
(2)	923	L.F.	NEW 6" HIGH CONCRETE CURB.
(3)	13	EA.	NEW 15'-0" HIGH AREA LIGHT POLE AND FIXTURE ON 3'-0" FOUNDATION.
(4)	LOT	EA.	NEW 4" WIDE PARKING STALL STRIPING, PAINTED WHITE PER CTT STANDARDS.
(5)	1	EA.	NEW 6'-0" x 15'-0" EMPLOYEE PICK UP & DROP OFF SHUTTLE STOP SHELTER.
(6)	40	L.F.	NEW 6'-0" HIGH ROD IRON FENCE WITH 3'-0" ACCESS GATE.
(7)	932	L.F.	NEW 6'-0" HIGH ROD IRON FENCE WITH 2'-0" SQUARE CMU SPITH-FACE PILARS/COLUMNS.
(8)	1	EA.	NEW 24'-0" WIDE S.C.E. ACCESS GATES.
(9)	4	L.F.	NEW TAPER CURB HEIGHT FROM 6" TO 1" OVER 2'-0" LENGTH.
(10)	24	L.F.	NEW 1" HIGH CONCRETE CURB ACCESS LAKE.

Source: JCSD Site Well No. 5A Site Improvement Plan, 10-19-2022.

Figure 4 - Site Plan

NTS

PRELIMINARY EXEMPTION ASSESSMENT

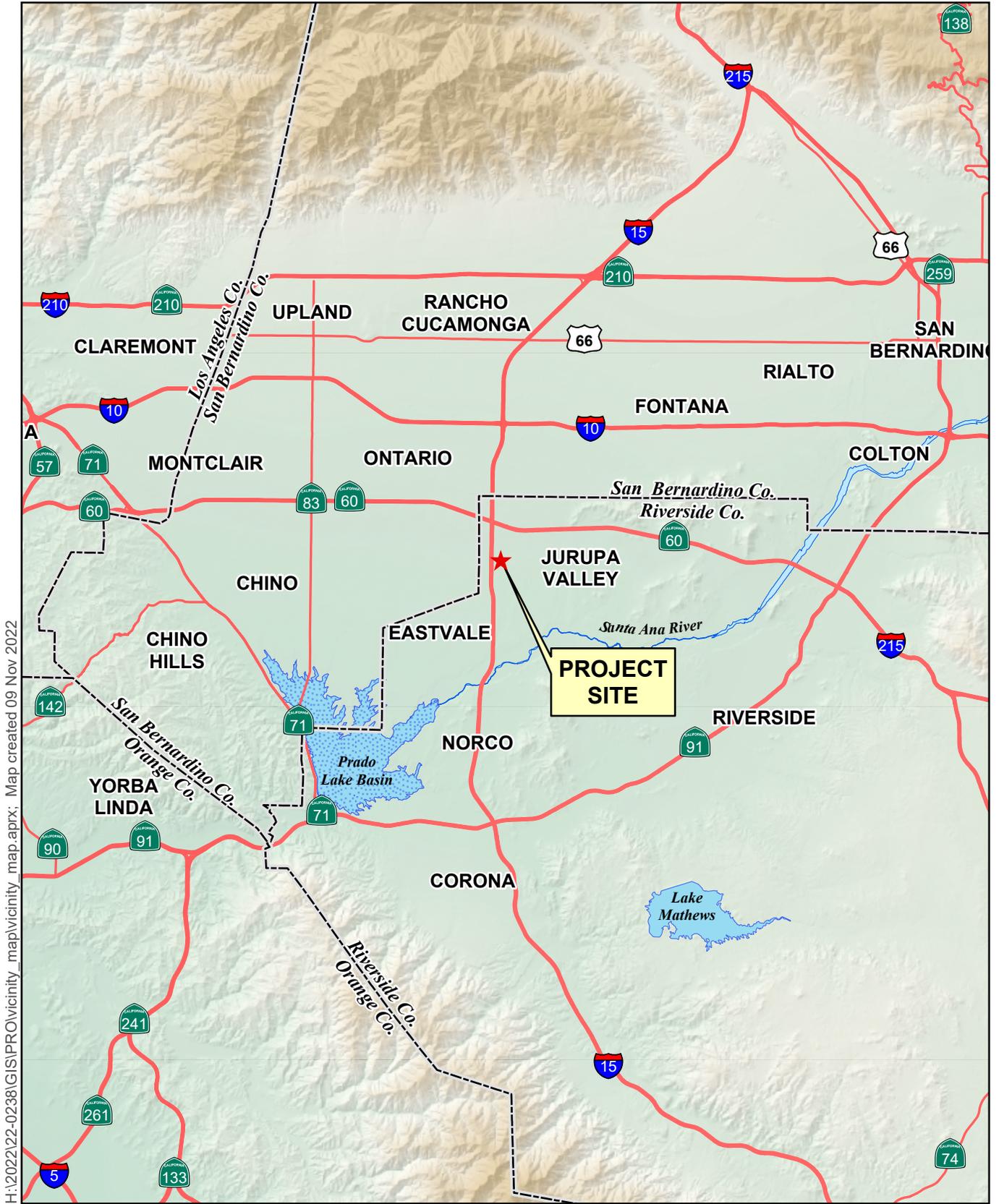
(Certificate of Determination When
Attached to Notice of Exemption)

1. Name or description of project:	Lease of Well Site 5A	
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	<p>The project location is the future site or Well 5A. The project site is located within the City of Jurupa Valley, County of Riverside, at the northeast corner of Cantu-Galleano Ranch Road/Peris Enterprises Way on Assessor's Parcel Number (APN) 164-040-043. (Refer to Figure 1 –Vicinity Map and Figure 2 – Project Site.)</p> <p>The approximate 1.5-acre project site is located within Township 2 South, Range 6 West, Section 18, San Bernardino Base and Meridian. (Refer to Figure 3 – USGS Map.)</p>	
3. Entity or person undertaking project:	Jurupa Community Services District 11201 Harrel Street, Jurupa Valley, CA 91752	
4. Staff Determination:	<p>The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:</p>	
a. <input type="checkbox"/>	The proposed action does not constitute a project under CEQA.	
b. <input type="checkbox"/>	The project is a Ministerial Project.	
c. <input type="checkbox"/>	The project is an Emergency Project.	
d. <input type="checkbox"/>	The project constitutes a feasibility or planning study.	
e. <input checked="" type="checkbox"/>	The project is categorically exempt.	
	Applicable Exemption Class:	Class 1 – Existing Facilities (§15301) Class 3 – New Construction or Conversion of Small Structures (§15303) Class 27 – Leasing New Facilities (§15327)
f. <input type="checkbox"/>	The project is statutorily exempt.	
	Applicable Exemption:	
g. <input type="checkbox"/>	The project is otherwise exempt on the following basis:	
h. <input type="checkbox"/>	The project involves another public agency which constitutes the Lead Agency.	
	Name of Lead Agency:	

Date: 12/2/2022

Staff: 

Jesse Pompa, Director of Engineering
and Water Resources
Jurupa Community Services District



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Figure 1 – Vicinity Map

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LEGEND
 Project Site

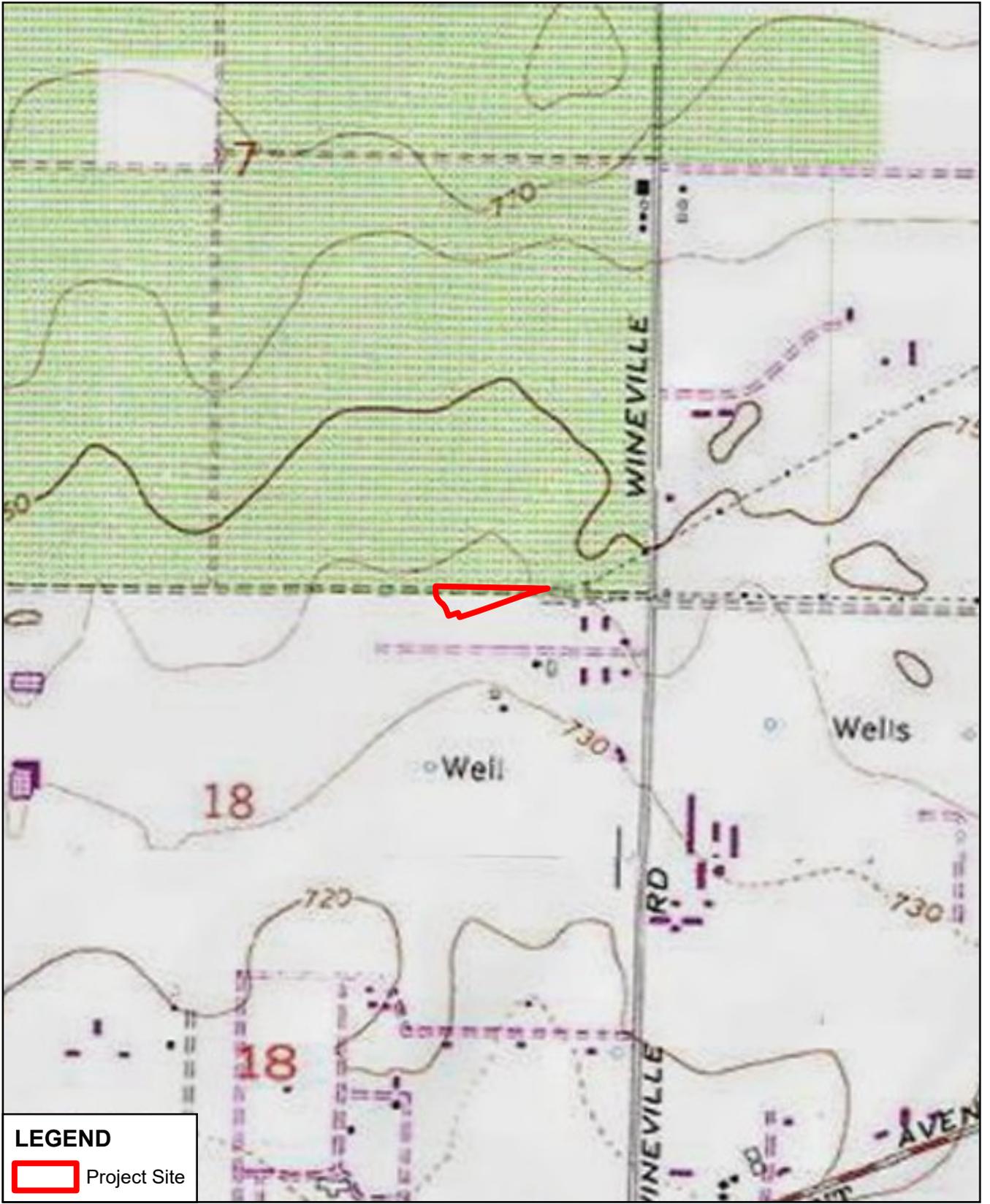
Sources: Riverside County, GIS, 2020.

Figure 2 – Project Site



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| | | |
Feet

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Sources: ESRI / USGS 7.5min Quads: GUASTI

Figure 3 - USGS Map

