



4.a.
12/6/2018

TO: Local Agency Formation Commission

FROM: Joshua Altopp, Local Government Analyst III

SUBJECT: LAFCO 2018-11-2-ANNEXATION TO THE JURUPA COMMUNITY SERVICES DISTRICT (ETIWANDA CAR WASH)

EXECUTIVE SUMMARY AND GENERAL RECOMMENDATION:

This proposal requests the annexation of approximately 0.88 acres within the City of Jurupa Valley to the Jurupa Community Service District (JCSD) for the provision of wastewater services. The JCSD is requesting annexation of the Etiwanda Car Wash site that consists of one parcel (APN: 161-300-006). Currently the site is undeveloped with a sewer connection being a requirement of project construction. Upon annexation, the entire project would receive only wastewater services from the JCSD. The entire area is within the service area of the Santa Ana Mutual Water Company and will continue to receive water service from the mutual water company.

Staff recommends approval with standard terms and conditions.

GENERAL INFORMATION:

APPLICANT: This application was initiated by the Jurupa Community Services District by adoption of a resolution of application.

LOCATION: Generally located south of 58th Street, east of Etiwanda Avenue, north of Limonite Avenue and west of Ridgeview Avenue within the City of Jurupa Valley.

POPULATION: There are zero persons living within the boundaries of this proposal.

REGISTERED VOTERS: This proposal contains no registered voters living within the annexation boundaries, making this proposal legally uninhabited.

ANX to JCSD (Etiwanda Car Wash)

ACREAGE: This proposal contains one parcel totaling approximately 0.88 acres of uninhabited territory.

CEQA DETERMINATION: The Jurupa Community Service District as lead agency, has determined this proposal is exempt from the California Environmental Quality Act (CEQA), State Guidelines §15319, Class 19(b), annexations of individual small parcels of the minimum size for facilities exempted by §15303. This project meets the criteria for categorical exemption provided within §15303(c). The project is an annexation of an individual small parcel of the minimum size for facilities exempted by §15303, which is a maximum of 10,000 square feet of floor area in urbanized area on a site zoned for the proposed use where public services are available, and the surrounding area is not environmentally sensitive. The project proposes to construct a new car wash (4,702 SF) on land zoned General Commercial, and in order to connect to wastewater, approximately 400 linear feet of 8-inch diameter sewer pipeline and appurtenances must be constructed.

PROPERTY TAX EXCHANGE: The JCSD has adopted a master property tax exchange resolution that calls for no exchange of property taxes from the County of Riverside to the District. The County of Riverside adopted a corresponding master property tax exchange resolution in 1987.

EXISTING CONDITIONS: Currently, the parcel is in its natural state and no construction activities have taken place.

LAND USE PLANS: The subject territory is currently within the Jurupa Valley city limits. This zoning designation is C1/CP (General Commercial) and the General Plan designation is Commercial Retail (CR).

LANDOWNER SUPPORT: This proposal has the support of 100% of the affected landowners.

SPHERE OF INFLUENCE: This proposal is entirely within the sphere of influence of JCSD.

SIGNIFICANT ISSUES:

Proposed Services: The JCSD prepared and submitted a Plan of Services for this proposal. The plan is attached to this report. The District is authorized to provide water services, wastewater collection and park and recreation services. The subject territory is being annexed to JCSD for wastewater

ANX to JCSD (Etiwanda Car Wash)

services only. The area to be annexed is currently within the service area of the Santa Ana Mutual Water Company (SAMWC). The SAMWC does not provide wastewater services which is the reason for the annexation to JCSD. Water service will remain with the SAMWC upon annexation. Provided is a brief overview of the service to be provided to the annexation area by the JCSD.

Wastewater Services: The annexation area is estimated to generate 0.005 million gallons of wastewater per day ([MGD]) = 5,000 gallons of wastewater per day. Approximately 400 linear feet of 8-inch diameter sewer pipeline will need to be constructed in a sewer easement from Sky Country Drive to Etiwanda Avenue and then to connect to an existing sewer line in Etiwanda Avenue. There is adequate capacity in the collection system to serve the annexed site.

Wastewater generated by the project will initially be treated at the City of Riverside Water Quality Control Plant. Ultimately, wastewater treatment for the Santa Ana River Water Company area, in which the project site is located, is planned to occur at the Western Riverside County Regional Wastewater Treatment Plant via the proposed Sky Country Trunk Sewer project. Contingent upon the construction schedule for the sewer pipeline, capacity at the Treatment Plant may have to be purchased or leased for an interim period by the District to serve the annexed site.

The JCSD will obtain a sewer easement from all parties involved once the area is annexed.

TAXES, ASSESSMENTS AND CHARGES: Sewer charges would apply. The 2018 monthly base charge per estimated dwelling unit (EDU) is \$25.39 with an EDU being defined as 280 gallons of wastewater per day. Development related charges, such as plan check, inspection charges and connection fees will also apply.

COMMENTS FROM AFFECTED AGENCIES/INTERESTED PARTIES: There have been no significant comments received from any affected agency concerning this proposal.

CONCLUSIONS:

The Jurupa Community Service District initiated this application and has the support of 100% of the affected landowners. The JCSD has indicated they have the capacity to provide wastewater services to the 0.88-acre annexation and has provided a Plan of Services in support of this annexation.

ANX to JCSD (Etiwanda Car Wash)

LAFCO staff recommends approval of the proposed annexation with standard terms and conditions.

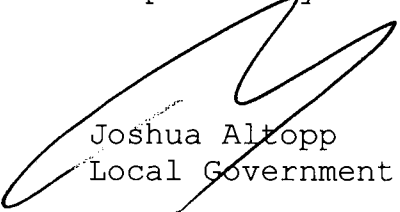
SPECIFIC RECOMMENDATIONS:

Based upon the factors outlined above, IT IS RECOMMENDED that the Commission adopt a resolution taking the following actions:

1. The Jurupa Community Service District as lead agency, has determined this proposal is exempt from the California Environmental Quality Act (CEQA), State Guidelines §15319, Class 19(b), annexations of individual small parcels of the minimum size for facilities exempted by §15303. This project meets the criteria for categorical exemption provided within §15303(c). The project is an annexation of an individual small parcel of the minimum size for facilities exempted by §15303, which is a maximum of 10,000 square feet of floor area in urbanized area on a site zoned for the proposed use where public services are available, and the surrounding area is not environmentally sensitive. The project proposes to construct a new car wash (4,702 SF) on land zoned General Commercial, and in order to connect to wastewater, approximately 400 linear feet of 8-inch diameter sewer pipeline and appurtenances must be constructed.
2. Determine the following:
 - a. The proposed annexation is consistent with the sphere of influence of the JCSD and the spheres of influence of all other local agencies affected by the approval of this proposal.
 - b. The proposed annexation is legally uninhabited.
 - c. The proposal has the written consent of 100% of the affected landowners.
 - d. The affected area will not be taxed for general bonded indebtedness of the JCSD related to this annexation.
 - e. The regular county assessment roll will be utilized.
3. Approve **LAFCO 2018-11-2-ANNEXATION TO THE JURUPA COMMUNITY SERVICES DISTRICT (ETIWANDA CAR WASH)**, subject to the following terms and conditions:

- a. The Jurupa Community Services District shall defend, indemnify, and hold harmless the Riverside Local Agency Formation Commission ("LAFCO"), its agents, officers, and employees from any claim, action, or proceeding against LAFCO, its agents, officers, and employees to attack, set aside, void, or annul any approval of LAFCO concerning this proposal.
 - b. In accordance with Government Code Section 56886(t) and 57330, the subject territory shall be subject to the levying and collection of any previously authorized charge, fee, assessment or tax of the JCSD.
4. Pursuant to Government Code Section 56662(d) waive protest proceedings, and make the following determinations:
- a. The affected territory is legally uninhabited.
 - b. All owners of land have given their written consent to the proposal.
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings.
5. Direct the Executive Officer to prepare and execute a Certificate of Completion upon receipt of fees required by Government Code Section 54902.5 (made payable to the State Board of Equalization) and compliance with all applicable terms and conditions.

Respectfully submitted,



Joshua Altopp
Local Government Analyst III

LAFCO 2018-11-2

ANNEXATION TO THE JURUPA COMMUNITY SERVICES DISTRICT
(ETIWANDA CAR WASH)

TR/5923-1
M.B. 83/45-47
LOT 30

JCSD ANNEXATION
NO. 14
LAFCO 74-41-2

LOT 31

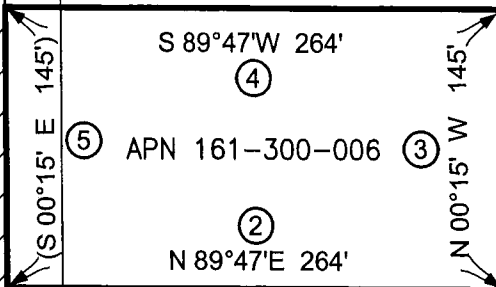
LOT 32

C.L. ETIWANDA AVE.

WINELAND VINEYARDS

M.B. 10/80

POR LOT 15
APN 161-300-004



APN 161-300-008

T.P.O.B.

POR LOT 16

APN 161-300-024

W'LY LINE SEC 21
T. 2S, R. 6W
JURUPA RANCHO

PER INST. NO. 151202
REC. 7/10/1985, O.R.

P.O.C.

SW'LY COR.
SEC 21

SECTION LINE

C.L. LIMONITE AVE.

PER BK. 146, PG. 307
REC. 11/28/1933, O.R.

LEGEND:

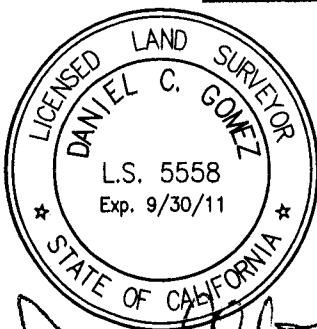
EXISTING JURUPA COMMUNITY SERVICES
DISTRICT BOUNDARY LINE

ANNEXATION BOUNDARY (±0.88 ACRES)

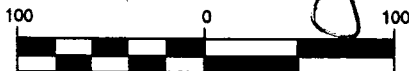
① COURSE NO. PER LEGAL DESCRIPTION

() INDICATES RECORD DATA PER M.B. 10/80

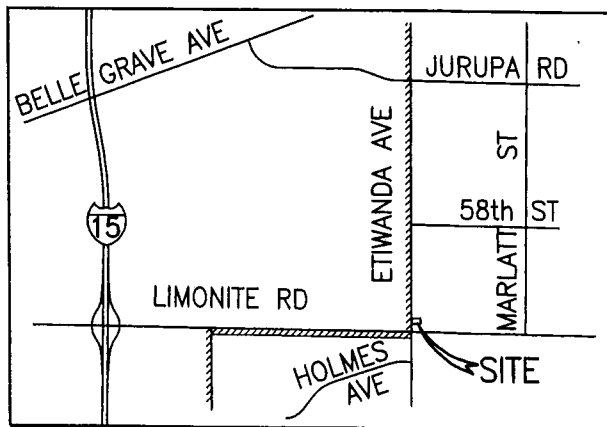
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: [Signature]
DATE: 10-29-2018



[Signature]



1 inch = 100ft.



VICINITY MAP

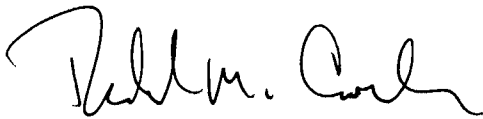
NOT TO SCALE

PLAN OF SERVICES


Jurupa Community Services District

Plan of Services

Etiwanda Car Wash (APN: 161-300-006)



Todd M. Corbin, General Manger



Date

JURUPA COMMUNITY SERVICES DISTRICT
PLAN OF SERVICES
for
Etiwanda Car Wash

Introduction

A development project has been proposed for the vacant property located at 6168 Etiwanda Avenue (APN 161-300-006) in the City of Jurupa Valley. The applicant has proposed a 4,702 square foot building consisting of a drive-thru carwash, office, and equipment room on a 0.78 acre site ("Project"). In order to connect the subject property to a sanitary sewer system, the property owner is requesting annexation of the subject property to the Jurupa Community Services District (District). The area to be annexed (Annexation Area) is located within Section 21, Township 2 South, Range 6 West, Jurupa Rancho of the San Bernardino Base and Meridian and consists of Assessor's Parcel Number 161-300-006 and the portion of Etiwanda Avenue that fronts APN 161-300-006 as shown on **Exhibit A**. The Annexation Area is within the service area of the Santa Ana River Water Company and is being annexed to the District for sewer services only. The total area to be annexed encompasses 0.88 acres and is within the District's sphere of influence.

The District is also authorized to provide domestic water, reclaimed water, and park and recreation services; however these services will not be provided to the Annexation Area by the District. Park services in Jurupa Valley are provided by the Jurupa Area Recreation and Park District. Domestic water and reclaimed water services to the Annexation Area are provided by the Santa Ana River Water Company.

This Plan of Services utilizes information from the "Jurupa Community Services District Information Form for Land Developments Requiring Water and Sewer Availability," which was prepared by the District's Engineer, Albert A. Webb Associates, and is included as Attachment A.

Sewer

The Annexation Area is estimated to generate 0.005 million gallons of wastewater per day ([MGD] or 5,000 gallons per day). The nearest District sewer pipeline with sufficient capacity to accept the waste flow from the proposed project is an existing 8-inch diameter line in Sky Country Drive, located 200-feet east of Moon Place. Approximately 400 feet of 8-inch diameter sewer pipeline will need to be constructed in portions of Etiwanda Avenue and Sky Country Drive to connect the subject property to the existing sewer line in Sky Country Drive. A sewer easement dedication between the two lots that

divide Sky Country Drive and Etiwanda Avenue will be required (see **Exhibit B**). There is adequate capacity in the collection system to serve the Project.

Wastewater generated by the Project will flow by gravity and be treated at the City of Riverside Water Quality Control Plant. Ultimately, wastewater treatment for the Santa Ana River Water Company area, in which the Project site is located, is planned to occur at the Western Riverside County Regional Wastewater Treatment Plant (Treatment Plant). Contingent upon the construction schedule for the sewer pipeline, capacity at the Treatment Plant may have to be purchased or leased for an interim period of time by the District to serve the Project.

The 2018 Month Base Sewer charge is \$25.39 per equivalent dwelling unit (EDU), with an EDU being defined as 280 gallons of wastewater per day.

State Legislation

California Environmental Quality Act (CEQA)

The District as Lead Agency adopted a Notice of Exemption (NOE) for the proposed annexation on June 11, 2018. A copy of the filed NOE is included as Attachment B.

Additional Information

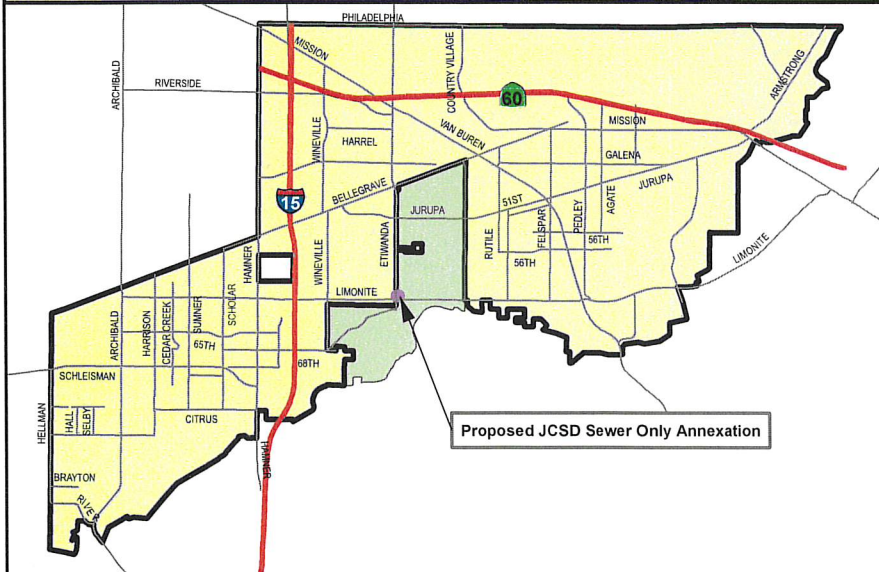
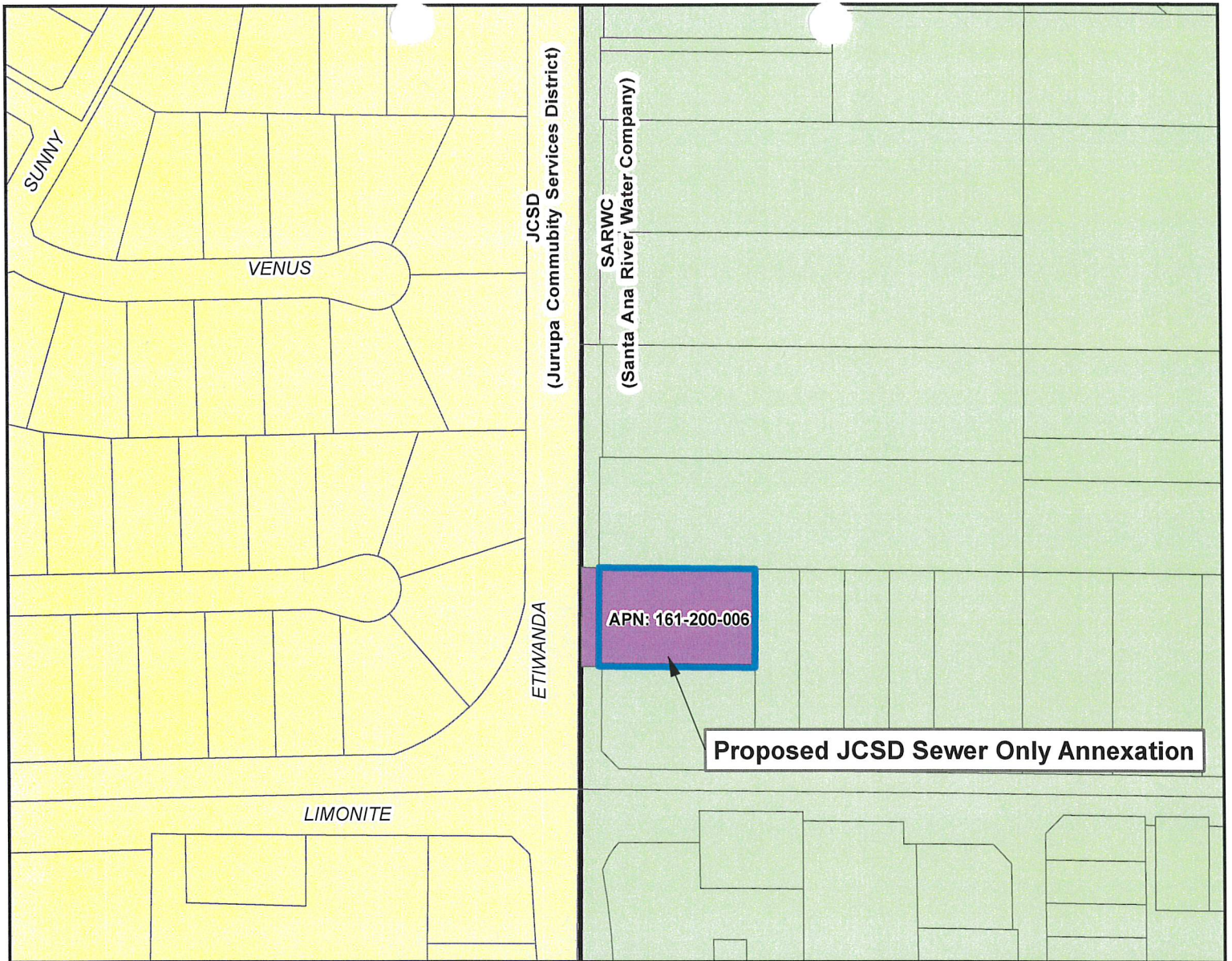
Additional information to support this Plan of Services, as required by LAFCO's Local Government Reorganization Act of 2000, is provided below. This information is from the District's *Sewer System Management Plan, WDID 8SSO10582*, which was adopted by the Board on July 28, 2014 and is available at <http://www.jcsd.us/customers/sewer-wastewater/sewer-system-management-plan>

District Background

The District was formed in 1956 to provide a sewer system to the community of Jurupa. The District began water service in 1966 with the consolidation of the Jurupa Heights Water Company, the La Bonita Mutual Water Company, and the Monte Rue Acres Mutual Water Company. The District provides sewer service for 26,000 connections to serve approximately 110,000 customers in an area of 48 square miles in Riverside County. Specifically, the District services the City of Eastvale and the western portion of the City of Jurupa Valley. The District is responsible for the collection and conveyance of the wastewater from its service area. Treatment of the wastewater is performed by the City of Riverside, Western Riverside County Regional Wastewater Authority, and Orange County Sanitation District.

The District's sewer system consists of approximately 387 miles of pipe, ranging from 6 inches to 42 inches in diameter, ten active lift stations and three standby lift stations. The District's sewer system can be divided up into three sewer systems based upon the

three different treatment plants that they primarily discharge to (see Attachment Intro-D JCSD Sewer System Map). The older portion of the District discharges to the City of Riverside Treatment Plant and is referred as the Riverside Treatment Zone. The newest portion of the District in the City of Eastvale discharges to the Western Riverside County Regional Wastewater Authority's (WRCRWA – pronounced "Rick – Rah") treatment plant and is referred to as the WRCRWA Treatment Zone. The Community Facilities District 1 (CFD 1) discharges to the Inland Empire Brine Line (Brine Line) and that portion of the collection system is known as the Brine Line Treatment Zone. The Brine Line is owned and operated by the Santa Ana Watershed Project Authority and discharges to Orange County Sanitation District for treatment and ocean discharge. The Brine Line is designed for non-reclaimable and industrial waste. The District provides sewer service to most businesses and residents within the District, but some remain on septic systems.



Legend

- Proposed JCSD Sewer Only Annexation
- Current JCSD Boundary
- SARWC Boundary (Santa Ana River Water Company)
- Project Site



Scale: N.T.S
Date: 5/15/2018

Figure 1
**THE CARWASH AT ETIWANDA
Sewer Annexation Exhibit**

APN: 161-300-006

Attachment A

**Jurupa Community Services District Information Form for
Land Developments Requiring Water and Sewer Availability**

Kenneth J. McLaughlin, President
Betty A. Anderson, Vice President
Joan E. Roberts, Ph.D., Director
Jane F. Anderson, Director
Richard "Dickie" Simmons, Director



August 15, 2017

County of Riverside
Department of Environmental Health
4080 Lemon Street, 2nd Floor
Riverside, CA 92501

RE: 6168 ETIWANDA AVENUE
CAR WASH

Ladies/Gentlemen:

The Board of Directors has approved the sewer availability letter on 8/14/17. This property requires annexation into Jurupa Community Services District in order to provide sewer services.

The Jurupa Community Services District (District) will provide sewer services to the above referenced property conditional upon compliance with District rules, regulations and payment of appropriate fees.

In accordance with District's Development Handbook at Section 5.2.3, Item 6, the "Developer's Engineer submits engineered drawings to the District as outlined in Appendix F of the Development Handbook, along with the appropriate deposit for the first (1st) plan check. Drawings must be submitted with in two (2) years of the issuance of the Availability Letter; otherwise an updated Availability Letter will be required. Drawings will not be plan-checked until an updated "Availability Letter" is issued."

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Thomas", written over a horizontal line.

Brian Thomas
Engineering Manager

D1710093 I. Project
4203 Engineer/nh



OFFICE OF THE DISTRICT ENGINEER

Corporate Headquarters

3788 McCray Street
Riverside, CA 92506
951.686.1070

W.O. No.: 2017-1004

Palm Desert Office

41-990 Cook St., Bldg. I - #801B
Palm Desert, CA 92211
951.686.1070

July 13, 2017

Murrieta Office

41391 Kalmia Street #320
Murrieta, CA 92562
951.686.1070

Mr. Todd M. Corbin, General Manager
Jurupa Community Services District
11201 Harrel Street
Jurupa Valley, California 91752

RE: Sewer Availability for APN 161-300-006 located
at 6168 Etiwanda Avenue, Jurupa Valley

Dear Mr. Corbin:

Pursuant to the District's request, we have reviewed the District's ability to provide sewer service to the subject property. The Developer may be affected by reimbursement agreements for installation of temporary or permanent sewer facilities undertaken by others that are required to provide service to the subject property. When there are Sewer Master Plan lines fronting a development they are to be installed by the Developer. The District may require sewer facilities to be extended full frontage of the project.

The subject lots are located outside the current District boundaries and may be required to be annexed with respect to sewer service. Water service is being provided by the Santa Ana River Water Company.

Sewer service is available from a 12-inch diameter line in Sky Country Drive located 200-feet east of Moon Place. The pipeline is under construction. Gravity flow to the existing sewer line is contingent upon final grading of the site and sewer service is contingent upon the quantity and quality of waste water generated by the project. Based on the final recommendation of sewer improvement study for Etiwanda Trunk Sewer submitted to the District in June 2017, the subject area is tributary to the Etiwanda Trunk Sewer system, and the developer may be required to be a participant as a constructing developer of the Etiwanda Trunk Sewer system agreement.



Mr. Todd M. Corbin, General Manager
Jurupa Community Services District
July 13, 2017
Page 2 of 2

If for any reason facilities are not installed by others as indicated, the Developer will be required to construct the facilities to service their property.

The District presently maintains excess wastewater capacity at the City of Riverside Wastewater Reclamation Plant and the Western Riverside County Regional Wastewater Treatment Plant.

Hence, the District can issue a sewer availability letter provided that the above requirements are met; the District continues to proceed with the acquisition of treatment plant capacity at the City of Riverside and Western Riverside County Regional Wastewater Treatment Plant facility.

Should you have any questions, please call me.

Sincerely yours,

ALBERT A. WEBB ASSOCIATES

William T. Malone

William T. Malone, PE/PMP
Vice President

Enclosures: Vicinity Maps

cc: Brian Thomas, JCSD

Santa Ana River Water Company

10530 54th Street • P.O. Box 61
Jurupa Valley CA 91752
951-685-6503 Facsimile 951-685-1978
customerservice@sarwc.com

November 23, 2016

Alan Smith
12549 Overland Drive
Rancho Cucamonga CA 91739

Re: Property Address: 6168 Etiwanda Avenue Jurupa Valley
APN 161-300-006 Lot WV 16

To Whom It May Concern:

This letter is written in regards to a "Sewer Availability" request for the above mentioned property.

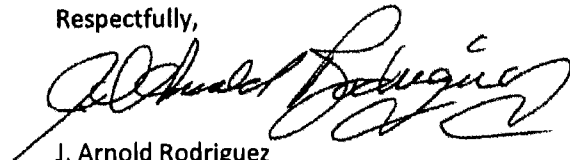
The property known as 6168 Etiwanda Avenue is within the Santa Ana River Water Company service area and has no septic or sewer.

There are no sewers available within the service area of the Santa Ana River Water Company.

At a meeting of the Board of Directors of the Santa Ana River Water Company, held on July 12, 2005, it was the unanimous decision of the Board of Directors to allow stockholders of the Company to approach the Jurupa Community Services District to seek sewer service. The Santa Ana River Water Company has no conflict with the Jurupa Community Services District providing service to it's Stockholders.

Should there be a need to discuss this matter further, please feel free to contact me at the number listed above.

Respectfully,



J. Arnold Rodriguez
General Manager

JAR/jdr

**JURUPA COMMUNITY SERVICES DISTRICT
INFORMATION FORM FOR LAND DEVELOPMENTS
REQUIRING WATER AND SEWER AVAILABILITY**

LAND DEVELOPMENT CATEGORY:

Tentative Parcel Map No.: _____
Mobile Home, R.V., T.T., Park Name: _____
Use Case No., PU, CU, P/P, etc.: _____
Other SGD, GP of Lots, etc.: APN 161-300-006

No. Parcels/Lots: 1
Total Acres: 0.34
Zoning: _____
Map Schedule: _____
Area: Jurupa Valley

WATER: DOMESTIC - N/A

1. Estimate daily and peak demands and fire requirements demands for development (domestic, irrigation and commercial uses).
N/A.

2. Source of water for developer:
 - a. If local district wells water are to be used, provide information with regards to any over drafting impacts on the ground water basin being served from this development.
N/A

 - b. Source:
Local wells/imported Northern California Water, or Colorado River water.
N/A.

 - c. Are there additional sources of water needed for this project?
Provide details.
N/A.

3. Location of closest main line of sufficient size to supply development.
 - a. If offsite water is needed, state approximate length of offsite improvements needed.
N/A.

 - b. At what point or points of the subdivision or development shall the off-site connect?
N/A.

- c. If water currently fronts intended development, will it be available to each and every lot?
What is the size and capacity of lines?
N/A.
- d. Is additional plant pumping capability required for this development, if so, state quantity and location.
N/A.
- e. Will adequate storage and pressure for fire flow be available?
Explain.
N/A.

SEWER:

1. Estimate waste flow from the project (MGD).
 $Q_{pk} = 2,000 \text{ gpd/ac} \times 0.34 \times 3 / 1,000,000 = 0.002 \text{ MGD}$
2. Name and location of sewage treatment facility to treat wastes for this development.
Wastewater treatment will occur at the City of Riverside Wastewater Reclamation Plant
2. Does treatment facility have capacity for this development?
Wastewater Treatment Plant capacity for the subject project may have to be purchased. Treatment Plant capacity needs to be verified by the District.
4. Location of nearest trunk line of sufficient capacity to accept the waste flow from intended project.
A 12-inch diameter line under construction in Sky Country Drive located 200-feet east of Moon Place. This line has the capacity to accept the generated waste flow.
5. Is offsite needed; if so, provide approximate length. At what point or points of the subdivision or development shall the offsite connect?
1,900 l.f. of 12-inch diameter and 800 l.f. of 8-inch diameter offsite improvements will be required in Etiwanda Avenue, Milky Way Drive, Sunny Circle, and Sky Country Drive.
6. How will the disposal of waste water from this project be accommodated, i.e., construction of lift stations or force mains?
Wastewater will be accommodated by gravity flow in the District's sewer main.

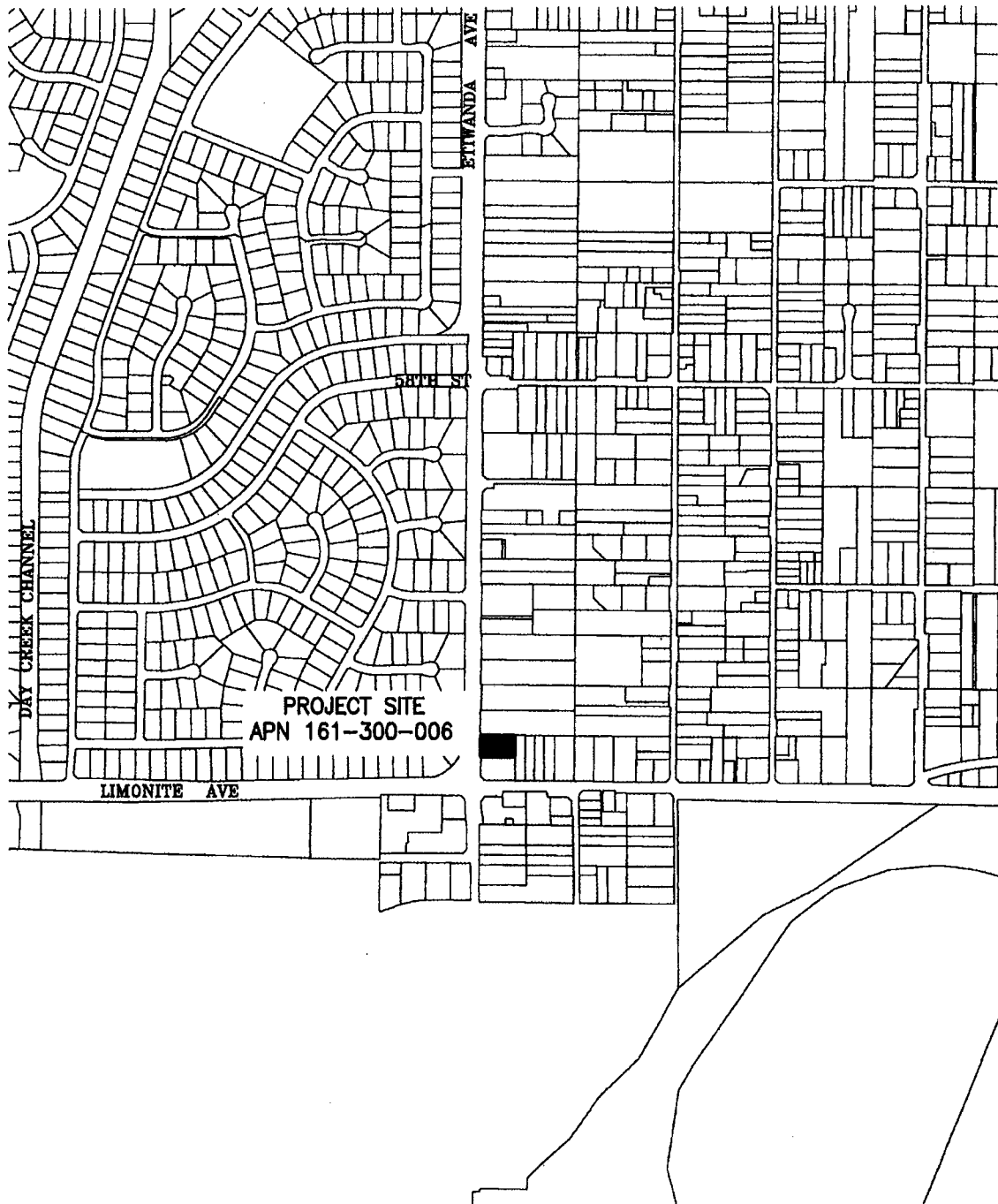
7. If sewer currently fronts intended development, will it be available to each and every lot?
What is the size and capacity of lines?
There is no sewer fronting the subject site. A proposed 8-inch diameter line in Etiwanda Avenue from Etiwanda Trunk Sewer Study. Gravity flow to the existing line is contingent upon final project grading. The existing 8-inch line is half full at 0.25 MGD at a slope of 0.40% (District Standards specify that an 8-inch diameter line flowing half full is at design capacity).

RECLAIMED WATER: N/A

1. Is, or will reclaimed water be available to this development? If so, what is degree of treatment?
What is the distance to the project?
N/A.
2. Does this project have areas that can use reclaimed water? If so, does the sewer agency require such use?
N/A.

REMARKS: _____

SIGNATURE *Nickie K. Medina* **DATE** 8/13/17
JURUPA COMMUNITY SERVICES DISTRICT



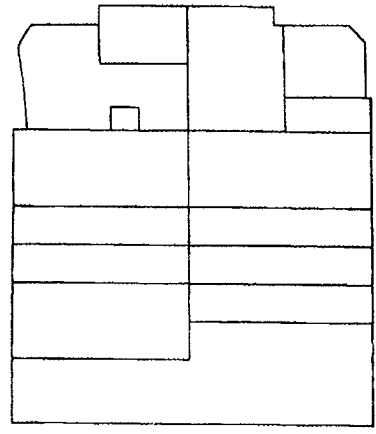
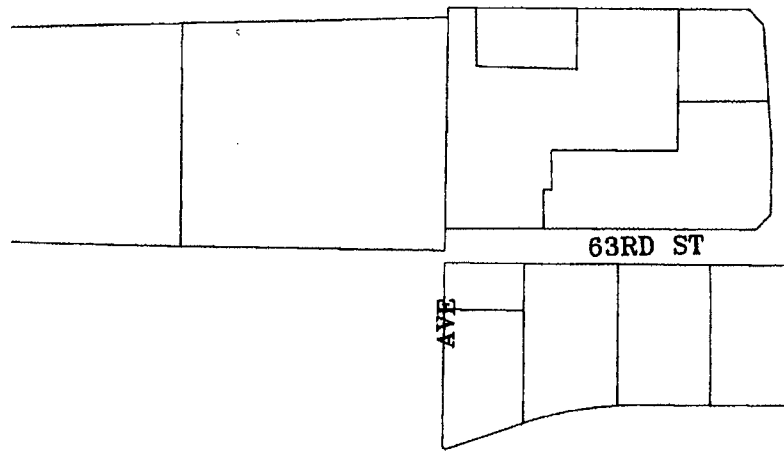
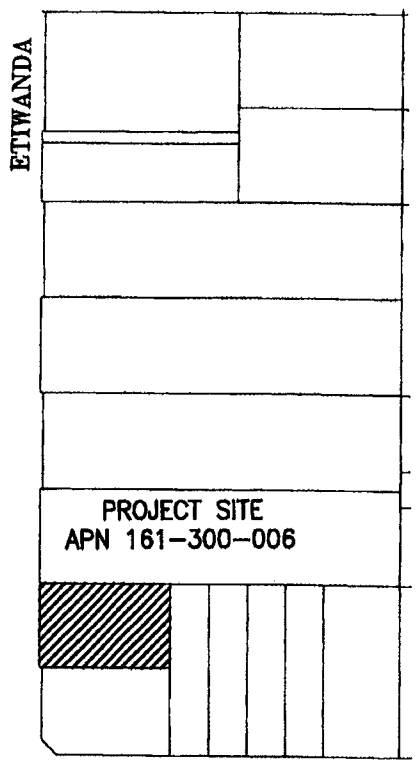
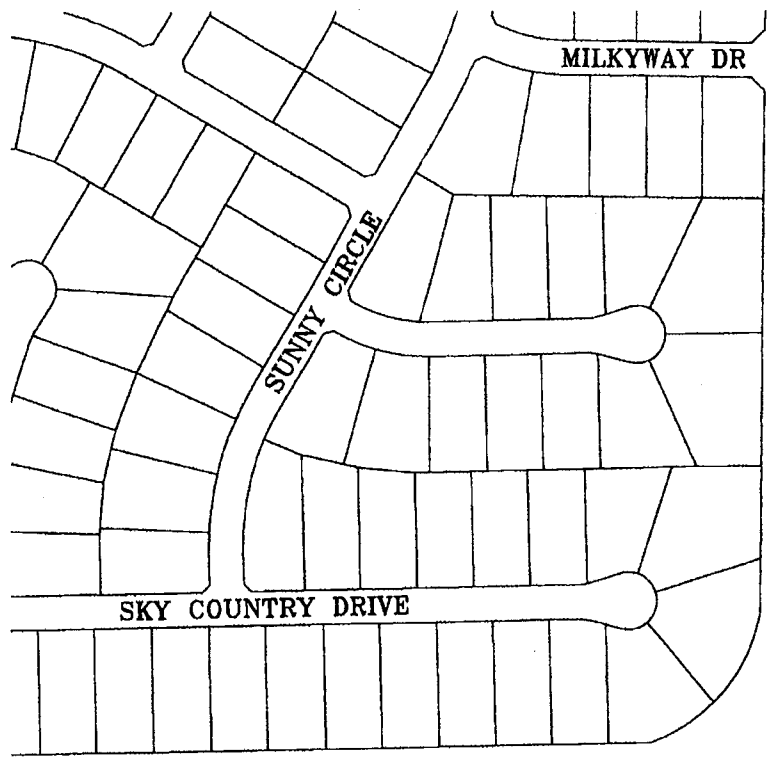

 JURUPA
 COMMUNITY SERVICES DISTRICT

 ALBERT A.
WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS


 Not to Scale

Project Location

Jurupa Community Services District




 JURUPA
 COMMUNITY SERVICES DISTRICT
 ALBERT A
WEBB
 ASSOCIATE
 ENGINEERING CONSULTANTS



Project Location

Jurupa Community Services District

Attachment B

Notice of Exemption

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 18-192342

State Clearinghouse # (if applicable):

Lead Agency: JURUPA COMMUNITY SERVICES DISTRICT

Date: 06/27/2018

County Agency of Filing: RIVERSIDE

Document No: E-201800789

Project Title: DISTRICT REORGANIZATION FOR THE ETIWANDA CAR WASH PROJECT

Project Applicant Name: JURUPA COMMUNITY SERVICES DISTRICT

Phone Number: (951) 685-7434

Project Applicant Address: 11201 HARREL STREET, JURUPA CALLEY, CA 91752

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

Environmental Impact Report

Negative Declaration

Application Fee Water Diversion (State Water Resources Control Board Only)

Project Subject to Certified Regulatory Programs

County Administration Fee

Project that is exempt from fees (DFG No Effect Determination (Form Attached))

Project that is exempt from fees (Notice of Exemption)


Total Received \$50.00

Signature and title of person receiving payment:

B. Kiemmerer Deputy

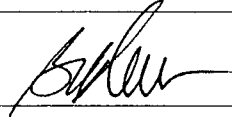
Notes:

NOTICE OF EXEMPTION

<p>TO:</p> <p><input type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</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>FROM: Jurupa Community Services District (Public 11201 Harrel Street Agency) Jurupa Valley, CA 91752</p> <p align="center">FILED / POSTED</p> <p>County of Riverside Peter Aldana Assessor-County Clerk-Recorder</p> <p>E-201800789 06/27/2018 03:11 PM Fee: \$ 50.00 Page 1 of 2</p> <p>Removed:  By: Deputy</p>
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1. Project Title:	District Reorganization for the Etiwanda Car Wash Project.
2. Project Applicant:	Jurupa Community Services District.
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):	6168 Etiwanda Avenue, City of Jurupa Valley. Cross-streets are Limonite Avenue and Etiwanda Avenue. See attached Figure 1 – USGS Map, Figure 2 – Aerial Map, and Exhibit A.
4. (a) Project Location – City:	Jurupa Valley
(b) Project Location – County:	Riverside
5. Description of nature, purpose, and beneficiaries of Project:	Reorganize the boundaries of the Jurupa Community Services District to annex approximately 0.88 acres as shown on Exhibit A (attached) for the provision of sewer services for a 4,702 square foot building consisting of a drive-thru carwash, office, and equipment room on 0.78 acres. The site is designated for “Commercial Retail” purposes and zoned “General Commercial.” The beneficiaries of the project are the property owner and operator of the car wash who will be able to connect to a public sanitary sewer system.
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:	Alan Smith 12223 Highland Ave., Rancho Cucamonga, CA 91739
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	
(b) <input type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	
(d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	Class 19, Section 15319, “Annexations of Existing Facilities and Lots for Exempt Facilities”
(e) <input type="checkbox"/> Declared Emergency.	

(f) <input type="checkbox"/>	Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/>	Other. Explanation:	
9.	Reason why project was exempt:	The project is an annexation of an individual small parcel of the minimum size for facilities exempted by Section 15303, which is a maximum of 10,000 square feet of floor area in an urbanized area on a site zoned for the proposed use where public services are available and the surrounding area is not environmentally sensitive.
10.	Lead Agency Contact Person:	Brian Thomas, P.E. Engineering Manager
	Telephone:	(951) 685-7434
11.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12.	Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13.	Was a public hearing held by the lead agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: June 25, 2018	

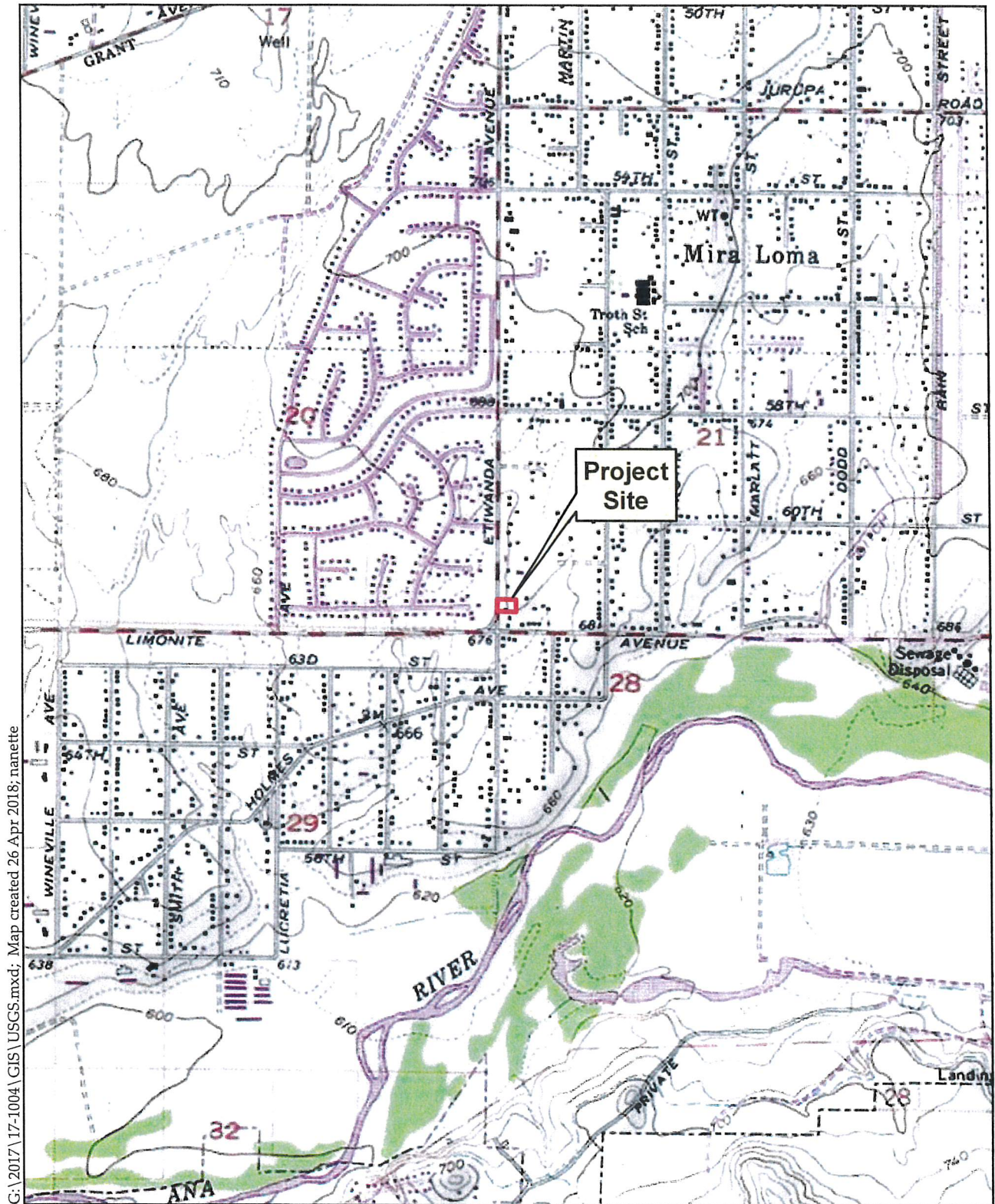
Signature:  Date: 6.27.18 Title: ENGINEERING MANAGER

Signed by Lead Agency Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083, Public Resources Code.
Reference: Sections 21152, Public Resources Code.



G:\2017\17-1004\CIS\USGS.mxd; Map created 26 Apr 2018; nanette

Sources: ESRI / USGS 7.5min Quad
 DRG: CORONA NORTH

Figure 1 - USGS Map

6168 Etiwanda Avenue, Jurupa Valley, CA



0 1,000 2,000 3,000
 Feet

ALBERT A.
WEBB
 ASSOCIATES




G:\2017\17-1004\GIS\Aerial.mxd; Map created 26 Apr 2018

Sources: Riverside Co. GIS, 2018;
USDA NAIP, 2016.

Figure 2 - Aerial Map
6168 Etiwanda Avenue, Jurupa Valley, CA

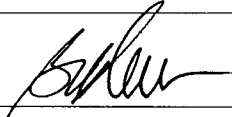
ENVIRONMENTAL DOCUMENTATION

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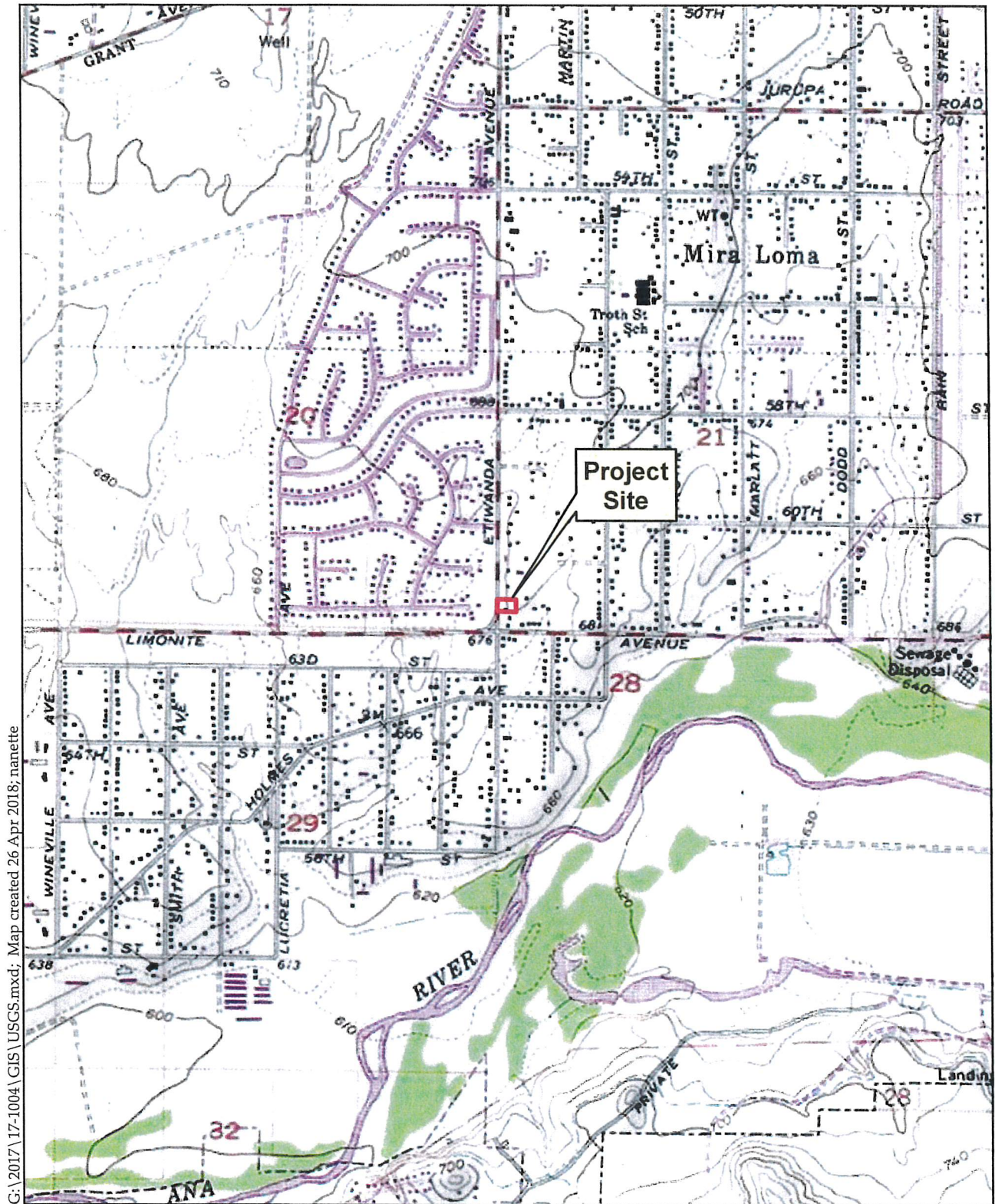
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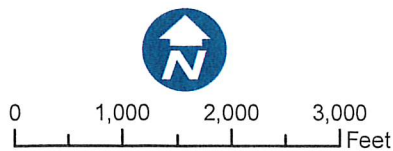
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0 200 400 Feet

Figure 2 - Aerial Map
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