



NOTICE OF EXEMPTION

- To:**
- Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044
 - County Clerk
County of Riverside
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000

From: (Public Agency)

City of Riverside
Community Development
Department, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
(951) 826-5371

Case Number: PR-2024-001656 (TM)

Project Title: SEC Victoria and La Sierra Avenues

Project Applicant: Matthew Esquivel, Warmington Residential

Project Location - Specific:

APN 136-220-016, situated on the southeast corner of La Sierra Avenue and Victoria Avenue, in Ward 5

Project Location - City: Riverside **Project Location - County:** Riverside County

Description of Project:

Tentative Tract Map (TM-38921) to subdivide a 9.91-acre project site into 49 single family lots to facilitate a residential development of 46 market rate dwellings and 3 affordable dwellings.

Name of Public Agency Approving Project: City of Riverside

Name of Person or Agency Carrying Out Project: Judy Egüez

Exempt Status:

- 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: Section 15301 (Existing Facilities)
- Statutory Exemptions. State code number: CEQA Guidelines Section 15831


Reasons Why Project Is Exempt:

The project was found to be consistent with the Final EIR for the City of Riverside General Plan ("General Plan") certified on November 2007 (SCH No. 2004021108) subject to compliance with the approved Mitigation Monitoring and Reporting Program and is exempt from further CEQA review pursuant to Section 15183 and the following findings:

1. The project is consistent with the development density established by the existing zoning, specific plan or general plan policies for which an EIR was certified;
2. There are no project specific effects which are peculiar to the project or its site;
3. There are no project specific impacts which the Final EIR for the General Plan failed to analyze as significant effects;
4. There are no potentially significant off-site and/or cumulative impacts which the Final EIR for the General Plan failed to evaluate; and
5. There is no substantial new information which results in more severe impacts than anticipated by the Final EIR for the General Plan.

Lead Agency Contact Person: Judy Egüez, Senior Planner

Area Code/Telephone/Extension: 951-826-3969

Signature:  Date: 6/25/25 Title: Senior Planner

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Date received for filing at OPR: _____

Revised 2018



PRELIMINARY EXEMPTION ASSESSMENT

(Certificate of Determination
When Attached to Notice of Exemption)

- 1. **Case Number:**
- 2. **Name or description of action:** Name or Description of Action
- 3. **Location:** City and County of Riverside
- 4. **Entity or person undertaking action:** City of Riverside
- 5. **Staff Determination:** The City's Staff, having undertaken and completed a preliminary review of this activity in accordance with CEQA, the State CEQA Guidelines and the City's Local CEQA Guidelines, has concluded that this action does not require further environmental assessment because it is exempt from CEQA, as described below:

- (a) Ministerial project.
- (b) Emergency Project.
- (c) Categorical Exemption. _____
- (d) Declared Emergency.
- (e) Statutory Exemption
- (f) Other.

Signature _____ Date: _____

**City of Riverside
Lead Agency**