

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Riverside
2724 Gateway Drive
Riverside, CA 92507

From: (Public Agency): City of Cathedral City
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234
(Address)

Project Title: Tentative Parcel Map 26-0001 (TPM 39466)

Project Applicant: Mark Chappell, Black Gold Builders Group, Inc.

Project Location - Specific:
69050 & 69060 Vista Chino (APN 670-030-033)

Project Location - City: Cathedral City Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

The project proposes to subdivide a developed 1.55-acre commercial site into two parcels. No development is proposed.

Name of Public Agency Approving Project: Cathedral City City Council

Name of Person or Agency Carrying Out Project: Sandra Molina

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));
[X] Categorical Exemption. State type and section number: Class 15, 15315
Statutory Exemptions. State code number:

Reasons why project is exempt:

The minor land division in a commercial zone results in less than 4 parcels, is in conformance with the general plan and zoning, does not include a variance or exception, all services and access is available, and the parcel has not been involved in a subdivision within the previous two years.

Lead Agency
Contact Person: Sandra Molina Area Code/Telephone/Extension: 760-202-2433

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

Signature: [Signature] Date: 4/16/2026 Title: Acting Director, CED

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

