



**Community & Economic
Development Department
Planning Division**

**3900 Main Street, 3rd Floor • Riverside, CA 92522
951.826.5371 • fax 951.826.5981
RiversideCA.gov/Planning**

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-2024-001658 (Design Review)

Project Title: Jurupa Avenue Apartments

Project Applicant: Mo Nekoonam of Vista ParkView LLC

Project Location - Specific: 5730 Jurupa Avenue, situated on the south side of Jurupa Avenue, east of Shepard Street

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

Description of Project: The applicant is requesting approval of a Design Review to facilitate the construction of a 50-unit multi-family development.

Name of Public Agency Approving Project: City of Riverside

Name of Person or Agency Carrying Out Project: Sarah Zughayer

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: _____
☒ Statutory Exemptions. State code number: Section 15183 of the CEQA Guidelines

Reasons Why Project Is Exempt: Section 15183 (PRC Section 21083.3), provides projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." The Planning Division of the Community & Economic Development Department has determined that this project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021

(SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program. No new impacts peculiar to the project or the parcel on which the project will be located have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the 2021-2029 Housing Element Update/Housing Implementation Plan. No other special circumstances exist that would create a reasonable possibility that the project will have a significant adverse effect on the environment. Therefore, pursuant to CEQA Guidelines Section 15183, no further environmental review is required.

Section 15183 Analysis:

Section 15183(b) specifies that a public agency shall limit its evaluation of environmental effects to those which the agency determines:

1. Are peculiar to the project or the parcel on which the project would be located.

The project is not currently developed with residential uses; however, the 2021-2029 Housing Element Update/Housing Implementation Plan permits Multifamily Residential development with the approval of a Design Review in the R-3-1500 zone. The property is located within existing Railroad noise contours of 70 Community Noise Equivalent Level (CNEL). A Noise Study was submitted by the developer to assess noise impacts due to the proximity of the railroad and was reviewed and approved by city staff. The recommendations of the study contained a condition of approval to erect an 8-foot block wall for sound attenuation at the southerly property line which has been incorporated into the project. Furthermore, this property is designated as a "High A" for Paleontological Sensitivity. The developer prepared a Paleontological Report which contained a recommendation for paleontological monitoring during grading activities which has been applied as a condition of approval to the project. No other impacts have been identified as a result of the project that have not been otherwise analyzed in the 2021-2029 Housing Element Update/Housing Implementation Plan. The project complies with all measures outlined in the Mitigation and Monitoring Program of the EIR.

2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent.

The project is not anticipated to result in significant effects which were not analyzed in the 2021-2029 Housing Element Update/Housing Implementation Plan. The project complies with the adopted Mitigation and Monitoring Program of the EIR.

3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan, or zoning action.

The project is not anticipated to result in significant off-site and cumulative impacts which were not analyzed in the 2021-2029 Housing Element Update/Housing Implementation Plan. The project complies with the adopted Mitigation and Monitoring Program of the EIR.

4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

There is no substantial new information that would result in the determination of a more severe impact that has been analyzed and anticipated in the 2021-2029 Housing Element Update/Housing Implementation Plan EIR.



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Lead Agency Contact Person: Sarah Zughayer, City of Riverside, Community and Economic Development Department – Planning Division

Area Code/Telephone/Extension: 951-826-5932

Signature: *S. Zughayer* Date: 6/24/2026 Title: Associate 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