NOTICE OF EXEMPTION

To: ☒ Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

From: City of Riverside
3900 Main Street
Riverside, CA 92522

☒ County of Sacramento
Assessor-County Clerk-Recorder
3636 American River Drive, Suite 110
Sacramento, CA 95864

PROJECT TITLE: **CITY OF RIVERSIDE ADAPTIVE RE-USE ORDINANCE**

Project Location: Citywide

Assessor's Parcel Number(s): Citywide within the incorporated boundaries of the City of Riverside, limited exclusively to parcels located within Commercial, Office, Residential, Mixed-Use, Industrial (BMP), and applicable Specific Plan land use designations, as defined in the Ordinance.

Project Description: The project consists of adoption of an Adaptive Reuse Ordinance establishing regulations and incentives to facilitate the conversion of existing nonresidential buildings to residential uses within designated areas of the City. The Ordinance implements housing goals and policies in the General Plan and applies to existing buildings and establishes objective standards under which qualifying adaptive reuse projects may be permitted, subject to applicable limitations.

The Ordinance facilitates the reuse and reconfiguration of existing building envelopes and includes limited provisions for modest and incidental building additions consistent with existing zoning regulations. The Ordinance does not approve or authorize any specific development project.

Lead Agency: City of Riverside

Applicant: City of Riverside
3900 Main Street
Riverside, CA 92522

Exemption Status:

- ☐ Ministerial [Section 21080(b); 15268];
- ☐ Declared Emergency [Section 21080(b)(3); 15269(a)];
- ☐ Emergency Project [Section 21080(b)(4); 15269(b)(c)];
- ☒ **General Rule [Section 15061(b)(3)]; Common Sense Exemption**
- ☐ Categorical Exemption [Section 15301(a), Existing Facilities];
- ☐ Approval of Rates, Tolls, Fares, and Charges [Section 21080(b)(8)(D)];

☐ Statutory Exemption [Section 15273(a)(4)].

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The proposed Adaptive Reuse Ordinance is a legislative action that establishes a regulatory framework and objective standards to facilitate the conversion of existing nonresidential buildings to residential uses. The Ordinance does not approve or authorize any specific development project or physical change to the environment and does not commit the City to any development outcome.

Pursuant to CEQA Guidelines §15061(b)(3), it can be seen with certainty that there is no possibility that adoption of the Ordinance will have a significant effect on the environment for the following reasons:

- No Direct Physical Change: Adoption of the Ordinance does not, in and of itself, result in any construction or physical alteration of the environment. While the Ordinance establishes a regulatory framework that may facilitate future development, it does not approve or authorize any specific project or commit the City to any physical change to the environment.

- No Commitment to Development: The Ordinance does not require that any development occur, does not identify specific sites, and does not commit the City to any particular development outcome. Future projects are speculative and dependent on independent actions by property owners.

- Limited to Existing Urban Development: The Ordinance applies only to existing buildings within previously developed, urbanized areas served by existing infrastructure and facilitates reuse of existing developed sites.

- Limited Scope of Physical Changes: The primary activity enabled is the interior conversion of existing structures. Any new construction is minor, incidental, and subordinate to the existing structure.

- Existing Regulatory Constraints: Future projects remain subject to applicable building, public works, and historic resource regulations, which govern site-specific conditions.

- No Reasonably Foreseeable Impacts at the Ordinance Level: Any potential environmental effects would be site-specific and cannot be attributed to the Ordinance itself.

Based on the foregoing, the City finds that adoption of the Ordinance does not have the potential to result in a significant effect on the environment because it establishes a regulatory framework for reuse of existing structures within urbanized areas and does not directly result in physical environmental changes or site-specific development impacts. Accordingly, the project is exempt from CEQA pursuant to State CEQA Guidelines §15061(b)(3).

Miranda Evans, Community & Economic Development Director | (951) 826-5915

Contact Person: | Area Code/Telephone/Extension:

If filed by applicant:

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

Date Received for Filing: August 17, 2026

Signature: _____ Title: Community & Economic Development Director