

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): Cathedral City
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234

(Address)

Project Title: VAR 26-0002– Broadway Cove

Project Applicant: David Yrigoyen, Trilogy by Shea Homes

Project Location - Specific:

South side of East Palm Canyon Drive and west of Cathedral Canyon West Floor Control Channel

Tract No. 38091 (Broadway Cove Development)

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

Description of Nature, Purpose and Beneficiaries of Project:

Variance 26-0002 to allow an increase to the maximum permitted residential wall height from 6 to 8 feet for residential lots 1-58 and 60-66, and recreation lots J and L in the Broadway Cove Community

Name of Public Agency Approving Project: City of Cathedral City

Name of Person or Agency Carrying Out Project: City of Cathedral City

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));
- ☐ Categorical Exemption. State type and section number: _____
- ☒ Statutory Exemptions. State code number: Section 15061(b)(3) ("Common Sense")

Reasons why project is exempt:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), referred to as the commonsense rule, that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. A Planned Unit Development was approved in 2023 for the construction of 101 units on 16.37-acre site. Of the 101 approved residential units, the Applicant is proposing to construct 65 single family homes with 8 ft tall rear block walls. The proposed variance will not have a significant effect on the environment because the use will remain single family homes with increased wall heights

Lead Agency Manuel Rocha

Contact Person: _____

Area Code/Telephone/Extension: 760-202-2492

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: Manuel Rocha Date: 8/19/2026 Title: Assistant Planner

Signed by Lead Agency Signed by Applicant