



## NOTICE OF DETERMINATION

To:  County of Riverside  
County Clerk & Recorder  
P.O. Box 751  
2724 Gateway Drive  
Riverside, Ca 92507-0751  
(951) 486-7405  
 Office of Planning & Research  
P.O. Box 3044,  
1400 Tenth Street, Room 222  
Sacramento, Ca 95812-3044

From: City of Riverside  
Community Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> floor  
Riverside, CA 92522  
(951) 826-5625

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2004021108

Project Title: SEC Victoria and La Sierra Avenue

Project Applicant: Matthew Esquivel, Warmington Residential

Project Location (include County): APN 136-220-016, situated on the southeast corner of La Sierra Avenue and Victoria Avenue, in Ward 5, City of Riverside, Riverside County

Project Description: **PLANNING CASE PR-2024-001656 (Tentative Tract Map)**: 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. Lead agency completed a modified checklist tiered from the City of Riverside General Plan 2025 ("General Plan") EIR and its subsequent addenda (collectively, "Final EIR") pursuant to CEQA Guidelines sections 15168 and 15183.

This is to advise that the Riverside City Council has approved the above-described project on June 24, 2025, and has made the following determinations which reflect the independent judgment of the City of Riverside regarding the above described project:

No further environmental review is required under CEQA pursuant to CEQA Guidelines Section 15162. Section 15162 provides that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified

- significant effects; or
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time of the previous EIR was certified as complete shows any of the following:
    - a. The project will have one or more significant effects not discussed in the previous EIR;
    - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
    - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.


In November 2007 the City of Riverside certified the General Plan EIR, which is a programmatic EIR, and adopted related Findings, a Statement of Overriding Considerations, and a Mitigation, Monitoring, and Reporting Plan (MMRP). Since then, the City has adopted several addendums to the General Plan EIR, creating the Final EIR, which evaluated buildout of the City of Riverside according to the policies and land use designations in the General Plan. The Project is subject to the General Plan and MMRP, and would result in the development of residences on the Project site, which is the use anticipated by the Project site's General Plan land use designation.

The City Council reviewed the Project in accordance with CEQA Guidelines Section 15168, which states that if an "agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required." Based on the requirements in CEQA Guidelines Section 15162, the City determined no subsequent EIR is required for the Project and the Project is within the scope of the General Plan and Final EIR.

For the General Plan EIR, the City previously determined

1. The project [  will  will not ] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [  were  were not ] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [  was  was not ] adopted for this project.
5. A Statement of Overriding Considerations [  was  was not ] adopted for this project.
6. Findings [  were  were not ] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses, the Project checklist, and record of Project approval is available to the General Public at the City of Riverside, Community Development Department, Planning Division, 3900 Main Street, Riverside.

Signature:  Title: Senior Planner

Date: 6/25/25 Date Received for filing at OPR: 6/25/25