



**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-2024-001643 (TM, DR)

Project Title: La Sierra and Alhambra Avenues Planned Residential Development

Project Applicant: Louisa Feletto of Meritage Homes

Project Location - Specific:

6251 and 11130 Alhambra Avenue, 6204 and 6244 La Sierra Avenue, situate on the southwest corner of La Sierra and Alhambra Avenues, in Ward 7, in the County of Riverside

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

Description of Project:

At its September 15, 2026, the Riverside City Council approved entitlements for a Planned Residential Development: 1) Tentative Tract Map (TM-39008) to subdivide 9.88 acres into 56 single-family residential lots and lettered lots for common open space and private streets; 2) Planned Residential Development Permit to establish a 56-unit single-family residential development; and 3) Design Review of project plans for the site design and building elevations.

Name of Public Agency Approving Project: City of Riverside

Name of Person or Agency Carrying Out Project: Judy Egüez

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: Section 15301 (Existing Facilities)
- ☒ Statutory Exemptions. State code number: Section 15831 and Section 15061 (b)(3)

Reasons Why Project Is Exempt:

The project was found to be consistent with the 2025 General Plan Programmatic Environmental Impact Report adopted in November 2007 (State Clearinghouse Number: 2004021108) and its addendums and is exempt from further CEQA review pursuant to Section 15183 and the following findings:

- The project is consistent with the development density established by the existing zoning, specific plan or general plan policies for which an EIR was certified;
- There are no project specific effects which are peculiar to the project or its site;
- There are no project specific impacts which the 2025 General Plan Programmatic Environmental Impact Report failed to analyze as significant effects;
- There are no potentially significant off-site and/or cumulative impacts which the 2025 General Plan Programmatic Environmental Impact Report failed to evaluate; and
- There is no substantial new information which results in more severe impacts than anticipated by the 2025 General Plan Programmatic Environmental Impact Report.

The proposed Tentative Tract Map is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the Tentative Tract Map will have no significant effect on the environment.

Lead Agency Contact Person: Judy Egüez, Senior Planner

Area Code/Telephone/Extension: 951-826-3969

Signature:  Date: 9/15/26 Title: Senior 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