



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409
 38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: TTM38175, TTM38263, & PPT220005

Project Location: The Project is located within the Southwest Area Plan and is a part of the Highway 79 Policy Area. The Project site is located east of Sally Street, south of Fields Drive, and west of Rebecca Street.

Project Description: Tentative Tract Map No. 38175 (TTM38175) is a proposal for a Schedule "A" subdivision of 17.40 acres into 96 single-family residential lots. The lots range in size from 3,960 square feet to 11,323 square feet. Tentative Tract Map No. 38263 (TTM38263) is a proposal for a Schedule "A" subdivision of 22.1 acres into one hundred thirty-five condominium units. Plot Plan No. 220005 (PPT220005) is a proposal for the construction of one hundred thirty-five detached condominium units. Each unit has an enclosed, 2 car garage. Additional site improvements are shared with the adjacent tract, and include a passive recreation area with shade structure, picnic tables, and BBQ pit, and water quality basins.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Albert A Webb Associates, c/o Fayres Hall, 3788 McCray, Riverside, CA, 92506

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
- Statutory Exemption (_____)
- Other: *Section 15182(c)*

Reasons why the Project is Exempt: The proposed Project has been determined to be categorically exempt from CEQA, as set forth pursuant to State CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan). Where a public agency has prepared an EIR on a Specific Plan, a residential project undertaken pursuant to and in conformity with that specific plan is exempt from CEQA if the project meets the following requirements:

1. Eligibility. To qualify for this exemption the public agency must have prepared an EIR on a specific plan after January 1, 1980. EIR No. 531 (EIR531) was certified, and Specific Plan No. 382 was concurrently adopted on November 19, 2014, by the Board of Supervisors. The proposed Project meets this requirement.

2. Scope. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit development. Specific Plan No. 382 (SP382) established a 342.3-acre residential community development in the French Valley Area of Riverside County. TTM38175 proposes the subdivision of 17.40 acres into 96 single-family residential lots, and TTM38263, with corresponding PPT220005, propose to construct 135 detached condominium units. As the land use designation is Medium High Density Residential (MHDR), the Project would not change the type of use and density set for Planning Area 9 (P.A. 9) and Planning Area 28 (P.A. 28); housing types, such as detached condominiums and single-family residential lots, would be anticipated. The standards for density are 5 to 8 dwelling units per an acre. TTM38175 proposes development at 5.5 dwelling units per an acre, and TTM38263 proposes development at approximately 6.1 dwelling units per an acre. The number of units anticipated for these Planning Areas at the time of the creation of SP382 was 142 units for P.A. 9 and 99 units for P.A. 28. As the Project is proposing less units than was anticipated for these Planning Areas, the overall impacts would either remain the same or can be anticipated to be less than those that were set forth by the EIR. Therefore, the proposed Project meets this requirement.

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

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10/05/2023 04:59 PM Fee: \$ 50.00
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3.Limitation. This section is subject to the limitation that a specific plan undergoes an event, such as, but not limited to: a substantial change to the proposed project is made that requires major revisions of the previous EIR; new circumstances under which the project is undertaken that will require major revisions to the previous EIR; or new information has been found resulting in new significant effects or increasing the severity of a significant effect that were not known at the time of the previous EIR. Should one or more of these events occur, this exemption shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or supplement to a previous EIR on the specific plan. The exemption provided by this section shall again be available to residential projects after the lead agency has file a Notice of Determination of the specific plan as reconsidered by the subsequent EIR or supplement to the EIR. The proposed Project would not result in any new significant impacts to the physical environment that were not already disclosed in the EIR, nor would it result in substantial increases in the severity of the environmental impacts previously disclosed in the EIR. As noted previously, the Specific Plan has been subjected to a reduction in total dwelling units from 1,282 to 856, which would generally result in a reduction in impacts from those analyzed in EIR No. 531. In addition, no event has occurred that has required a subsequent EIR or supplemental EIR. The land use designation and zoning ordinance set forth by SP382 for the Planning Area that the Project is located within remains the same. The density proposed also falls within the scope analyzed within EIR531 for the Planning Area. As such, there is not a substantial change to the analyzed impacts or the circumstance under which the Project is being undertaken that would require major revisions to the previous EIR. In addition, during the review of the Project by the various County Departments for compliance with development standards, there has not been new information found resulting in new significant effects or increasing the severity of a significant effect that were not known at the time of the previous EIR. Changes in law have occurred since the certification of the previous EIR that have resulted in more environmentally protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by the previous EIR. Since the overall density is not increasing, the anticipated product is not changing, and the intensity of the use will not increase, the Project meets this requirement

Kathleen Mitchell

County Contact Person



Signature

951-955-6836

Phone Number

Project Planner

Title

10/5/23

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCEQ220008

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