

# 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: DR23-001

Project Applicant: Silver Rock Development, Inc., Ethan Mezrahi

Project Location - Specific:

East side of Cathedral Canyon Drive between Grove Street and Cove Lane

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

Description of Nature, Purpose and Beneficiaries of Project:

The project proposes to merge six parcels (APNs 687-195-002, -003, -004, -005, -006 & -007) to construct a 19-unit apartment complex with guest parking, garage space and community amenities. The project is desirable for the development of the community in that it provides needed housing opportunities in the downtown core.

Name of Public Agency Approving Project: Cathedral City

Name of Person or Agency Carrying Out Project: Silver Rock Development, Inc.

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: Class 32, Section 15332
- Statutory Exemptions. State code number: \_\_\_\_\_

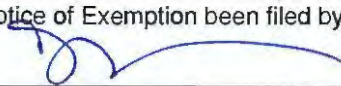
Reasons why project is exempt:

The project is on a parcel that is less than 5 acres; within the incorporated City boundaries; substantially surrounded by urban uses; consistent with the general plan and specific plan land use designation for the site and applicable general plan and specific plan policies; consistent with the zoning designation and applicable regulations; approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality; and the site can be adequately served by utilities and public services.

Lead Agency Contact Person: Sandra Molina Area Code/Telephone/Extension: 760-202-2433

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:  Date: 3/21/2024 Title: Deputy Development Services Director

Signed by Lead Agency     Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.    Date Received for filing at OPR: \_\_\_\_\_  
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

