

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 Dr
Riverside, CA 92507

From: (Public Agency): City of Cathedral City
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234
(Address)

Project Title: Tentative Tract Map No. 38902, within Verano Specific Plan

Project Applicant: NCP Verano, LLC

Project Location - Specific:

East of Avenida Quintana (extended), west of Landau Blvd, and north of Rio Pecos

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

Description of Nature, Purpose and Beneficiaries of Project:

Tentative Tract Map 38902 will create a condominium map to allow 375 multi-family residential condominium units, along with parking and ancillary facilities. The Map is within the Verano Specific Plan, and is the 6th subdivision within the Plan area proposed to build out the Specific Plan. The City found the Specific Plan Amendment and tract maps exempt on May 8, 2024. The approval of this Map was continued for discussion and was approved on May 15, 2024.

Name of Public Agency Approving Project: Cathedral City

Name of Person or Agency Carrying Out Project: Sandra Molina

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: 15183

Reasons why project is exempt:

The project is exempt per CEQA Guidelines Section 15183, Projects consistent with a Community Plan, General Plan or Zoning. The Project is consistent with the Cathedral City General Plan and has no impacts beyond those disclosed in the 2040 Cathedral City General Plan EIR with application of applicable General Plan EIR mitigation measures and uniformly applied development standards. Additionally, the City found the project consistent with the prior 1998 MND pursuant to CEQA Guidelines Section 15162. A CEQA Consistency was prepared.

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: [Signature] Date: 5/16/24 Title: Deputy Director of Dev. Services

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: