



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: Magnolia Crossings II

Project Applicant: Matthew Esquivel, Warmington Residential

Project Location - Specific:

3510 Van Buren Boulevard and 3469 Myers Street, situated on the north side of the 91 Freeway between Myers Street and Van Buren Boulevard, in Ward 5

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

Description of Project:

Entitlements to facilitate the construction of a multi-family development consisting of 149 units (141 market rate and 8 affordable units): 1) Tentative Tract Map (TM 38913) for condominium purposes, and 2) Design Review of project plans.

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:

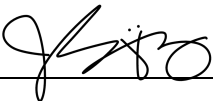
The project was found to be consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program and is exempt from further CEQA review pursuant to Section 15183 and the following findings:

1. 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;
2. There are no project specific effects which are peculiar to the project or its site;
3. There are no project specific impacts which the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan failed to analyze as significant effects;
4. There are no potentially significant off-site and/or cumulative impacts which the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan failed to evaluate; and
5. There is no substantial new information which results in more severe impacts than anticipated by the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan.

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: 7/18/24 Title: Senior Planner

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|---|------------------------------|
| 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? | <input type="checkbox"/> Yes |
| | <input type="checkbox"/> No |

Date received for filing at OPR: _____

Revised 2018