

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): City of Cathedral City

68700 Avenida Lalo Guerrero

Cathedral City, CA 92234

(Address)

Project Title: Tentative Parcel Map No. 38903

Project Applicant: Allen Sanborn, Sanborn Architecture Group

Project Location - Specific:

68706 East Palm Canyon Drive (APN: 687-473-009)

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

Description of Nature, Purpose and Beneficiaries of Project:

The project proposes to subdivide a fully developed approximately 1.79-acre parcel into four commercial parcels and one common parcel

Name of Public Agency Approving Project: City of Cathedral City

Name of Person or Agency Carrying Out Project: Sanborn Architecture Group

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: Section 15315, Class No. 15 (Minor Land Divisions)
- Statutory Exemptions. State code number: Section 15061(b) (3) ("Common Sense")

Reasons why project is exempt:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), referred to as the commonsense rule, that CEQA only applies to projects which have the potential for causing a significant effect on the environment. The site is fully developed and the TPM proposes to parcelize existing buildings and create a common lot.

The project is also categorically exempt from the California Environmental Quality Act (CEQA) per Section 15315 (Minor Land Divisions) of the State CEQA Guidelines. Section 15315 allows an exemption for minor land divisions in urban areas for residential, commercial, and industrial zones when the division is for four or fewer parcels, when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The site is in conformance with the General Plan and Zoning, with no variances required. The site is fully developed with all services and access to the proposed parcels being available. The Parcel has not been involved in a division of a larger parcel within the previous 2 years.

Lead Agency Manuel Rocha

Contact Person: _____ Area Code/Telephone/Extension: 760-202-2492

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: Manuel Rocha Date: 8/8/2024 Title: Assistant Planner

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: _____