

# Notice of Exemption

# Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

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

County Clerk  
County of: Riverside  
2724 Gateway Drive  
Riverside, CA 92507

(Address)

Project Title: Variance 24-001 & Conditional Use Permit 23-008 – Convenience Store

Project Applicant: Ghatas Tomeh

Project Location - Specific:  
67430 Ramon Road  
(APN: 677-444-009)

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

Description of Nature, Purpose and Beneficiaries of Project:

The project proposes to establish a new 3,058 square-foot convenience store within an existing 3,855 square-foot building within the PCC (Planned Community Commercial) Zoning District. The project includes variance requests related to parking and landscaping.

Name of Public Agency Approving Project: City of Cathedral City

Name of Person or Agency Carrying Out Project: Ghatas Tomeh

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 15303, Class 3
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Class 3 exempts a store, motel, office, restaurant or similar structures in urbanized areas, and up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

Lead Agency Manuel Rocha Area Code/Telephone/Extension: 760-202-2492  
Contact Person: \_\_\_\_\_

**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: 10/3/2024 Title: Assistant Planner

Signed by Lead Agency      Signed by Applicant

