

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: VAR 25-0002– Campanile Community

Project Applicant: Mario Ornelas, D.R. Horton

Project Location - Specific:
North of Ramon Road and Via Campanile
Tract No. 31774 (Campanile Development)

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

Description of Nature, Purpose and Beneficiaries of Project:
Approve Variance 25-0002 to allow a 35% (3.5 ft) encroachment into the front-setback for lots 112,116,117, 121,131,134,153, and 157 and a minor 15% (1.5 ft) encroachment into the front-setback for lots 113-115, 118-120, 132-133, and 154-156 of Tract 31774

Name of Public Agency Approving Project: City of Cathedral City

Name of Person or Agency Carrying Out Project: City of Cathedral City

- 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: 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. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. A Planned Unit Development was approved in 2004 for the construction of 286 units on 68.2-acre site. Of the 286 approved residential units, the Applicant is proposing to construct the remaining 83 single family homes and is requesting a front yard variance for 19 of the homes. The proposed variance will not have a significant effect on the environment because the use will remain single family homes within the recorded lots of record and the encroachments face an open space lot will not impact adjacent homes.

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: Manuel Rocha Date: 3/5/2025 Title: Assistant Planner

Signed by Lead Agency Signed by Applicant