

## NOTICE OF EXEMPTION

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** City of Menifee Planning Department  
29844 Haun Road  
Menifee, CA 92586

**Project Title/Case No.:** SB 9 Urban Lot Split Tentative Parcel Map No. 38533 (PLN23-0061)

**Project Location:** The property is generally located south of Garbani Road, north of Okuma Road, east of Murrieta Road, and west of Evans Road (APN: 372-100-010)

**Project Description:** Planning Application SB 9 Urban Lot Split Tentative Parcel Map No. 38533 (PLN23-0061) proposes to subdivide an existing 2.97-acre parcel into two residential lots. Parcel one is 1.78 acres and parcel two is 1.19 acres. Access to the proposed lots will be from Evans Road located to the east of the project site location. The project proposes no new structures to the proposed parcel two, parcel one has an existing single-family residence on site.

**Name of Public Agency Approving Project:** City of Menifee

**Project Sponsor:** Rick Neugebauer 27555 Ynez Road #208, Temecula, CA 92591 (760)-594-1107.

**Exempt Status: (Check one)**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268)   | <input checked="" type="checkbox"/> Categorical Exemption (15315) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a))    | <input type="checkbox"/> Statutory Exemption ( )                  |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other: _____                             |

**Reasons why project is exempt:** The project has been determined to be Categorically Exempt (Class 15 – Section 15315, “Minor Land Divisions”) under the California Environmental Quality Act (CEQA) and CEQA Guidelines. The proposed project is for the subdivision of 2.97 gross acres into two 1.78- and 1.19-acre residential lots. The proposed subdivision conforms to the City’s General Plan and Zoning Code. No variances or exceptions are required for implementation of this subdivision. 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 two (2) years, and the parcel does not have an average slope greater than 20 percent. Additionally, the project has been determined to be exempt from CEQA (Article 19 – Section 15300.1.1, “Relation to Ministerial Projects”) under the California Environmental Quality Act (CEQA) and CEQA Guidelines. The proposed project is for the subdivision of 2.97 gross acres into two 1.78- and 1.19-acre residential lots. The proposed subdivision conforms to the City’s General Plan, Objective Zoning, Objective Subdivision, and Objective Design Review Standards as referenced within Senate Bill 9. No variances or exceptions are required for implementation of this subdivision. All services and access to the proposed parcels to local standards are available. Lastly, the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have an average slope greater than 20 percent.

\_\_\_\_\_  
Brendan Dalde

*City Contact Person*



Signature

\_\_\_\_\_  
(951) 723-3750

*Phone Number*

\_\_\_\_\_  
Planning Technician

Title

\_\_\_\_\_  
10/25/2023

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

**FOR COUNTY CLERK'S USE ONLY**

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