



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand  
Planning Director*

## NOTICE OF EXEMPTION

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

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, CA 92201

**Project Title/Case No.:** TENTATIVE PARCEL MAP NO. 38854 – CEQA Exempt State CEQA Guidelines Section 15061(3) (Common Sense Exemption)

**Project Location:** APN: 943-160-032

**Project Description:** Tentative Parcel Map No. 38854 is a Schedule "H" subdivision of one (1) 7.51 gross acres of land into two (2) parcels. Parcels 1 and 2 are proposed at 3.76 gross acres each.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Ed Stevens – 44754 Pride Mountain St. Temecula, CA 92592, Representative: Wilfredo Ventura

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080 (b) (1); 15268)  15061 (b)(3) Common Sense Exemption  
 Declared Emergency (Sec. 21080 (b) (3); 15269(a))  Statutory Exemption (\_\_\_\_\_)  
 Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c))  Other: \_\_\_\_\_

**Reasons why project is exempt:**

Staff has analyzed the proposed project pursuant to requirements of the California Environmental Quality Act (CEQA) and determined the proposed Schedule "H" subdivision map to be Exempt pursuant to Section 15061(3) (Common sense exemption) of the CEQA Guidelines.

The proposed subdivision would result in two parcels that would comply with the Land Use designation of Estate Density Residential (RC-EDR) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of Rural Residential (R-R). Based on the Land Use and Zoning of the site, the end use of the site would allow for ministerial approval of housing. Ministerial approval would still require Site Plan review of the project site. If any other use other than ministerial by right housing is proposed on this site, then additional CEQA analysis, in addition to site plan review, shall be required as well as applicable planning applications.

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Timothy Wheeler

County Contact Person

(951) 955-6060

Phone Number

*Tim Wheeler*

Signature

Principal  
Planner

Title

5/6/2025

Date

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