

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. 39209 (PLN25-0049)

Project Location: The property is located at the southwest corner of Glenhaven Place and Phoebe Road in the City of Menifee, County of Riverside (APN: 360-040-043).

Project Description: **Tentative Parcel Map No. TPM39209 (PLN25-0029)** is to subdivide an existing 2.4-acre parcel into two residential lots. The parcel will be subdivided into two 1.2 acres lots. Access to the proposed lots will be from Phoebe Road located to the east of the project site. The project proposes no new structures within proposed parcel two. Parcel 1 will reclassify the permitted accessory dwelling unit as the main residence while Parcel 2 will have the original main unit.

Name of Public Agency Approving Project: City of Menifee

Project Sponsor: Marisol Leon 30675 Phoebe Road Menifee, CA 92584 (951) 746-9267

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 2.4 gross acres into two 1.2-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 2.4 gross acres into two 1.2-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.

Brandon Cleary

City Contact Person



(951) 723-3761

Phone Number

Associate Planner

06/09/2025

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Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

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