



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

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

☒ County of Riverside County Clerk

Project Title/Case No.: TPM38154

Project Location: APN: 318-230-070 or 20281 Old Elsinore Road, Perris CA 92570

Project Description: Schedule "H" subdivision of an existing 4.10-acre residential property into three separate residential lots, measuring 1.60, 1.34, and 1.16 acres respectively

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Eric Tucker, 15172 Versailles Street, Lake Elsinore CA 92530

Exempt Status: (Check one)

- | | |
|---|--|
| ☐ Ministerial (Sec. 21080(b)(1); 15268) | ☒ Categorical Exemption (Sec. 15315) |
| ☐ 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:

This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Article 19, Section 15315 Class 15, Minor Land Divisions), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, 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 2 years, and the parcel does not have an average slope greater than 20 percent.

The subdivision would result in three lots that would, as proposed, be in compliance with the land use designation of Rural Community – Very Low Density Residential (RC-VLDR) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of Light Agriculture – 1 Acre Minimum (A-1-1). In addition, the subject site has not been involved in a land division within the previous 2 years. There are no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed, conditioned, and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

No foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project. Based on these findings, the Project, as proposed, is exempt from CEQA. Based on the identified exemptions and justifications above, it can be reasonably concluded that no physical environmental impacts are anticipated to occur and that there is no possibility that this Project would have a direct, indirect, or cumulatively significant effect on the environment; therefore, the activity is exempt under CEQA. No further environmental analysis is warranted.

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Jake Roberts

County Contact Person

(951) 955-3107

Phone Number

Jake Roberts

Signature

Project Planner

Title

12/16/2025

Date

Date Received for Filing and Posting at OPR: _____

Revised: 12/16/2025: Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOE.docx

Please charge deposit fee case#: ZEA No. **XXXXX** ZCFG No. **XXXX** - County Clerk Posting Fee

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