



CITY OF MENIFEE

Planning Department

Cheryl Kitzerow · Community Development Director

Notice of Determination

TO:

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

FROM:

Lead Agency: City of Menifee Community Development Department
Address: 29844 Haun Road, Menifee, CA 92586
Contact Person: Brandon Cleary, Associate Planner
Phone Number: (951) 723-3761

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

State Clearing House No. SCH#1989100207 for EIR No. 329

Project Title: Notice of Determination for Menifee North Specific Plan Amendment No. 5, Tentative Tract Map No. 38132 and Tentative Tract Map No. 38133 – EIR Addendum No. 2 “Nothing Further Required”

Project Applicant: Richland Ventures c/o Mike Byer; 3161 Michelson Drive, Suite #425, Irvine, CA 92612

Project Location (include county): The Project is located in two separate areas within SP 260: PA 9 and newly proposed PA 22. TTM No. 38132, proposed within PA 9, is generally located on the east side of Palomar Road, approximately 350 feet south of the Watson Road and Palomar Road intersection within the City of Menifee, County of Riverside (APN's: 329-100-010 and 329-100-003). TTM No. 38133, proposed in proposed PA 22, is located at the southeast corner of Watson Road and Malone Road directly west of the Marion Ashley Community Center and Harvest Valley Elementary School within the City of Menifee, County of Riverside (APN's: 327-320-001, 327-320-014, 327-320-015, 327-320-017, and 327-320-018).

Project Description: Menifee North Specific Plan Amendment (“SPA”) No. 5 (PLN21-0276) proposes to modify PA 9 from Medium Residential (3.5 dwelling units per acre) to Medium High Residential (5.8 dwelling units per acre) to yield a difference in dwelling units from 106 to 170. The acreage for PA 9 is reduced from 30.5 to 29.4 due to changes in the frontage improvements and roadway configurations of Palomar Road and Junipero Road.

SPA No. 5 also proposes to combine PA 22 and PA 23A into PA22 and establish a Medium High Residential Use (5.5 dwelling units per acre) to yield 145 dwelling units. The acreage for PA 22 is decreasing from 29.1 acres to 26.5 due to changes in the frontage improvements and roadway configurations along Malone Avenue and Watson Road. The proposed SPA No. 5 allows 315 dwelling units across PA 9 and PA 22 while the original approved dwelling units within PA 9, 22 and 23A allowed 315 dwelling units. Therefore, there is no change to the total amount of dwelling units being proposed with SPA No. 5.

SPA No. 5 additionally proposes new development standards, permitted uses and establishes the approximate location of a tot lot and water quality basin within each affected PA.

Furthermore, SPA No. 5 proposes to redesignate PA 23B as PA 23A due to the consolidation of PA 22 and PA 23A. Modified language and acreage calculations are proposed throughout the Menifee North Specific Plan No. 260 (“SP 260”) document for consistency with the proposed SPA, as well as a previously County approved substantial conformance to remove planning areas outside the City of Menifee (east of Briggs Road) as these areas are located in unincorporated Riverside County. SPA No. 5 also provides updates to the Circulation Plan within SP 260 to be consistent with City of Menifee General Plan Circulation.

Tentative Tract Map (“TTM”) No. 38132 (PLN21-0274) proposes to subdivide PA 9 (29.4 acres) into 169 dwelling units at a density of 5.7 dwelling units per acre with the inclusion of a 0.15-acre tot lot and a 1.43-acre water quality basin. The lot sizes would range from 4,300 square feet to 11,801 square feet.

TTM No. 38133 (PLN21-0272) proposes to subdivide PA 22 (26.5 acres) into 145 dwelling units at a density of 5.5 dwelling units per acre with the inclusion of a 0.15-acre tot lot and a 1.6-acre water quality basin. The lot sizes would range from 3,700 square feet to 10,836 square feet.

Both developments are dependent on backbone storm drain infrastructure improvements (Line A-3) to be constructed.

This is to advise that the City of Menifee, as the lead agency, has approved the above-referenced project on **April 17, 2024**, and has made the following determinations:

- The project would not result in any new significant impacts and would not increase the severity of the previously identified significant impacts. Thus, the project does not constitute “substantial changes” that would require “major revisions” to the Menifee North Specific Plan Final Environmental Impact Report 329 (FEIR) (State Clearinghouse [SCH] No. 1989100207) due to new or increased impacts (refer to Section 15162)[a][1]). Additionally, the “circumstances under which the project” would be undertaken are not substantially different than described in the FEIR (refer to Section 15162[a][2]). Further, the project does not represent new information of substantial importance” that would result in new or greater impacts not discussed in the FEIR. For these reasons,

a Subsequent EIR to address this new information is not required.

- Because the proposed project does not meet the conditions described in Section 15162 of the CEQA Statute and Guidelines, the City determined that an addendum to the previously certified Menifee North Specific Plan FEIR is the appropriate documentation to address the proposed project. The environmental analysis presented in the Addendum to the FEIR demonstrates that the proposed project will not create new or greater significant environmental impacts than those identified in the previously certified FEIR.
- An Addendum No. 2 to the Menifee North Specific Plan FEIR was prepared for the project pursuant to the provisions of the CEQA.
- Findings were made pursuant to the provisions of CEQA.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA, and this Mitigated Negative Declaration is adequate for this approval. See, e.g., CEQA Guidelines § 15162.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A Mitigation Reporting or Monitoring Plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Addendum No. 2 to the Menifee North Specific Plan FEIR and record of project approval is available to the general public at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586.



Signature

Brandon Cleary, Associate Planner
Title

April 17, 2024
Date

Date Received for Filing and Posting at OPR: _____ County filing fee of \$50.00 and the Environmental Impact Report fee of \$3,839.25 is applicable for this project.

FOR COUNTY CLERKS USE ONLY