



# 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  
2720 Gateway Drive, Riverside, CA 92507

**FROM:**

Lead Agency: City of Menifee Community Development Department  
Address: 29844 Haun Road, Menifee, CA 92586  
Contact Person: Desiree McGriff, Associate Planner  
Phone Number: (951) 723-3770

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

State Clearinghouse Number (if submitted to State Clearinghouse): **2010081027**

**Project Title:** "Nautical Cove -Tentative Tract No. 31229 Minor Modification," Planning Application No. PLN21-0244

**Project Applicant:** Ambient-Pacific NC, LLC 179 Calle Magdalena, #201, Encinitas, CA 92593 (949) 836-2296

**Project Location:** (include county): The project site is located north of Holland Road, south of Tres Lagos Drive, east of Southshore Drive, and west of Briggs Road, in the City of Menifee, County of Riverside, California.

**Project Description:** Minor Modification Planning Application No. PLN21-0244 is a request for a minor modification to an approved Tentative Tract Map (Nautical Cove, TR 31229) located on 73.6 acres which proposes to reduce the length of the storm drain culvert located at the southwest corner of the project site and the removal of six residential lots reducing the number of residential lots from 239 to 233. The road connection (shown as "C" street), at the northeast corner of the property will be eliminated and redesigned as a cul-de-sac.

**Unit Phasing Map Planning Application No. PLN22-0073** is to phase the development of Tentative Tract Map No. 31229 into the following three phases:

**Phase 1** (TR31229-1) includes the southern portion along Holland Road and western boundary of the tract along Southshore Drive. There are 120 single-family lots, two detention basins (Lots 238 and 239), community center (Lot 242), and the Operating Lake (Lot 244), two paseos, and a 12-foot-wide community trail along the east boundary of the lake at Briggs Road. Phase 1 improvements are as follows:

Grading of 120 residential lots including import of any soil to complete the grading.

Construction of the lake system including the proposed well

Construction of the trail on the southern boundary of the lake

Community Center on lot 242

Two water quality basins on lots 238 and 239

Widening the frontage of Holland Road including landscaped median, streetlights, parkway, and sidewalk.

Widening the frontage of Southshore Drive including streetlights, parkway, and sidewalk

Perimeter sound walls along Holland Road and Southshore Drive

Traffic signal modification at Holland Road and Southshore Drive

Construct interior streets within phase 1, including storm drains, domestic water, fire hydrants, reclaimed water, dry utilities, streetlights, curb, and gutter, sidewalks, and paved streets.

Annex to CFD 2017-1 (all three phases)

**Phase 2** (TR31229-2) includes the northeast portion of the tract along Briggs Road. There are 61 single-family lots, one detention basin (Lot 241), one paseo, two open space lots (OS 234 and 235), and the HOA maintained park (Lot 243). Phase 2 improvements are as follows:

Grading of 61 residential lots including import of any soil to complete the grading.

Construction of the trail along the north side of the lake

Park on lot 243

One water quality basin on lot 241

Widening the frontage of Briggs Road including sidewalk, DG trail, parkway streetlights

Cash-in-lieu payment for frontage of future landscaped median

Relocation of transmission poles along Briggs Road as required

Perimeter sound walls along Briggs Road

Construct interior streets within phase 2, including storm drains, domestic water, fire hydrants, reclaimed water, dry utilities, streetlights, curb and gutter, sidewalks, and paved streets.

Final Phase (TR31229-Final) includes the northern portion of the tract which abuts the "Thousand Trails Wilderness Lakes RV Campground". There are 52 single-family lots, one detention basin (Lot 240), one paseo, and two open space lots (OS Lots 236 and 237), and a proposed retaining wall along the northern boundary. Final phase improvements are as follows:

Grading of 52 residential lots including import of any soil to complete grading.

Wall along northern boundary adjacent to the RV Park

One water quality basin on lot 240

Construct interior streets within final phase, including storm drains, domestic water, fire hydrants, reclaimed water, dry utilities, streetlights, curb and gutter, sidewalks, and paved streets.

This is to advise that the City of Menifee, as the lead agency, has approved the above-referenced Minor Modification on April 18, 2023, and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment. All impacts related to the project were previously analyzed in the Initial Study/Mitigated Negative Declaration prepared for Tentative Tract Map No. 31229 and adopted by the Menifee City Council on November 16, 2010. Therefore, nothing further is required.
2. Mitigation measures were made a condition of the approval of the project and are applicable to this project.
3. A Mitigation Monitoring and Reporting Plan/Program (MMRP) was adopted for the project.
4. A statement of Overriding Considerations was not adopted for the Project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration 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.

*Devin A. McNeill*

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**Signature**

Associate Planner  
\_\_\_\_\_  
**Title**

April 18, 2023  
\_\_\_\_\_  
**Date**

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

County filing fee of \$50.00 is applicable for this project.

**FOR COUNTY CLERKS USE ONLY**