



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: Russell Brown, Senior Planner
Phone Number: (951) 723-3745

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

State Clearing House No. SCH#2003061122 for EIR No. 458

Project Title: Notice of Determination for Golden Meadows Major Modification No. PLN21-0199 and Zoning Code Amendment No. PLN21-0201 – EIR Addendum “Nothing Further Required”

Project Applicant: Richland Communities c/o Brian Hardy; 3161 Michelson Drive, Suite #425, Irvine, CA 92612

Project Location (include county): The project site is located north of Wickerd Road, south of Garbani Road, west of Sherman Road and east of Evans Road in the City of Menifee, County of Riverside, State of California (APNs 360-300-002, -003, -004, -005, -006, and -009 and 360-350-001).

Project Description: Major Modification No. PLN21-0199 proposes a Major Modification to Phase 4 of approved Tentative Tract Map No. 31194 to increase the number of residential lots from 161 to 240 within the previously approved project development area within Phase 4. The residential lots within Phase 4 will range in size from 4,000 square feet (6,000 square feet for all lots adjacent to Wickerd Road) to 12,420 square feet with an average lot size of 5,232 square feet. The project proposes eight (8) open space lots including a 3.23-acre public park and a 0.61-acre recreation/club house area.

Zoning Code Amendment (ZCA) No. PLN21-0201 proposes text revisions to Planned Development Districts - Section 9.155.030(E) (PD-5: Golden Meadows {TR 31194}) of the City of Menifee Municipal Code for purposes of establishing new minimum development standards to support the increase in residential density within Phase 4 of Tentative Tract Map No. 31194.

This is to advise that the City of Menifee, as the lead agency, has approved the above-referenced project on **December 6, 2023**, and a second reading of the ordinance was done on **January 17, 2024**, and has made the following determinations:

1. 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 Golden Meadows Final Environmental Impact Report (FEIR) (State Clearinghouse [SCH] No. 2003061122) 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.
2. 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 Golden Meadows 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.
3. An Addendum to the Golden Meadows FEIR was prepared for the project pursuant to the provisions of the CEQA.
4. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Addendum to the Golden Meadows 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.

Russell Brown

Signature

Russell Brown, Senior Planner
Title

January 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