



CITY OF MENIFEE

Community Development 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 of Riverside County Clerk

FROM: City of Menifee Planning Department
29844 Haun Road
Menifee, CA 92586
Contact Person: Desiree McGriff
Phone: 951-723-3770

Subject: Filing of Notice of Determination in compliance with Section 21108 and 21152 of the California Public Resources Code.

Project Title/Case No.: Addendum EIR for Major Modification No. PLN22-0246 to TTM No. 36658, SPA No. 23-0060 (2013-247), DA No. PLN23-0241 (2014-002)"

State Clearinghouse Number (if submitted to State Clearinghouse): 2014051029

Project Location: The Project is approximately 240.3 acres and is located south of McLaughlin Road, east of Goetz Road, and west of Valley Boulevard. (APNs: 330-220-016, -017, 330-230-042, -043).

Project Description: SPA No. PLN23-0060 (2013-247) "Cimarron Ridge" is for the amendment of the Cimarron Ridge Specific Plan (SP 2013-247) adopted October 21, 2015, which proposes changes throughout the Specific Plan to accommodate the Major Modification for TTM No. 36658 listed below. MJMOD No. PLN22-0246 (TTM No. 36658) - The proposed modifications to the previously approved tract map are as follows: Proposes to transfer 49 residential lots from Planning Area (PA) 4 to PA-5 and transfer the 10.19-acre park from PA-5 to PA-4. The modifications do not propose any increase in density as a result of these revisions. PA-4 will consist of 81 residential lots and include a 10.19-acre park consisting of active and passive uses and amenities, which include a dog park, concession/bathroom building, baseball/softball fields, a multi-purpose field, perimeter walking trails, all-inclusive play structure, and 101 off-street parking spaces. PA-5 will consist of 151 single-family residential lots, a 1.5-acre private recreation area, and 1.2-acre private pickle ball facility in conjunction with PA-6, which proposes 96 residential lots. Both PA-5 and PA-6 will be age restricted, gated communities. The streets of PA-5 and PA-6 of TTM No. 36658 will be converted from public streets to private streets. The design of the intersection of Smokey Quartz Street and Goetz Road will be revised to accommodate the proposed gated entry and turnaround. Gates will also be added to the east entry of PA-5 on Byers Road and the north entry on McLaughlin Road. The proposed modifications to the TTM will not add or reduce the approved number of residential lots. DA Amendment No. PLN23-0241 (2014-002) The City and Developer entered a DA between the City of Menifee and Cimarron Ridge, LLC on June 7, 2017. As part of the amendment to the Cimarron Ridge Specific Plan, the DA will be amended to align with the changes proposed as part of the Major Modification to TTM No. 36658 and the Cimarron Ridge SPA.

Name of Public Agency Approving Project: City of Menifee Community Development Department 29844 Haun Road, Menifee, CA 92586

Project Sponsor: Patric Lynam, Puite Group 27401 Los Altos, Suite 400 Mission Viejo, CA 92691 (949) 547-2200

This is to advise that the City of Menifee Community Development Department, as the lead agency, has approved the above referenced project on March 20, 2024, and has made the following determinations regarding the above-described project:

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 Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
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 final EIR with comments and responses and record of project approval or the negative Declaration, available to the General Public at: <https://www.cityofmenifee.us/325/Environmental-Notices-Documents>

Desiree McGriff

(951) 723-3770

NOTICE OF EXEMPTION
Page 2

City Contact Person

Phone Number

Rebecca A. McQuinn

Associate Planner

March 25, 2024

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2014051029

Project Title: Addendum EIR for TTM 36658, DA No 2014-002 & SP 2013-247 (Cimarron Ridge) Project

Lead Agency: City of Menifee

Contact Person: Desiree McGriff

Mailing Address: 29844 Haun Road

Phone: 951-723-3770

City: Menifee

Zip: 92586

County: Riverside

Project Location: County: Riverside City/Nearest Community: Menifee

Cross Streets: Located south of McLaughlin Rd., east of Goetz Rd., and west of Valley Blvd and Byers Rd. Zip Code: 92586

Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ' 1.63 " N / 117 ° 13 ' 0.62 " W Total Acres: 76

Assessor's Parcel No.: 330-220-016, 330-220-017, 330-230-042, 330-230-043 Section: S17 Twp.: T5S Range: R3W Base: San Bernardino

Within 2 Miles: State Hwy #: I-215 Waterways: San Jacinto River

Airports: Perris Valley Airport

Railways: None

Schools: Ridgemoor Elementary

Document Type:

CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) Mit Neg Dec Other: NOD

NEPA: NOI EA Draft EIS FONSI

Other: Joint Document Final Document Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: SPA, DAA, MM

Development Type:

Residential: Units 232 Acres 76
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____

Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

The Project site's Menifee GP land use designation and zoning is Cimarron Ridge SP.

Project Description: (please use a separate page if necessary)

The SPA is for the amendment of the Cimarron Ridge Specific Plan and proposes changes to the previously established Planning Area (PA) No. 4 (PA-4), PA-5, and PA-6. The Project proposes transferring 49 residential lots from PA-4 to PA-5 and transferring the 10.19-acre park from PA-5 to PA-4 but does not propose any alterations to density or an increase in the number of lots as a result of these revisions. PA-4 would consist of 81 residential lots and include a 10.9-acre park. PA-5 would consist of 151 residential lots and a 1.5-acre recreation area. A 1.2-acre pickle ball facility is proposed in conjunction with PA-5. Gated access would be provided between PA-5 and PA-6 as they are both proposed to be age restricted gated communities.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>B</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>SCAQMD</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn</u>	Applicant: <u>Pulte Group</u>
Address: <u>3801 University Avenue, Suite 300</u>	Address: <u>27401 Los Altos, Suite 400</u>
City/State/Zip: <u>Riverside/CA/92501</u>	City/State/Zip: <u>Mission Viejo/CA/92691</u>
Contact: <u>Kari Cano</u>	Phone: <u>949-547-2200</u>
Phone: <u>951-543-9869</u>	

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2014051029

Project Title: Addendum EIR for TTM 36658, DA No. 2014-002 & SP 2013-247 (Cimarron Ridge) Project

Lead Agency: City of Menifee

Contact Name: Desiree McGriff

Email: dmcgriff@cityofmenifee.us Phone Number: 951-723-3770

Project Location: Menifee Riverside
City County

Project Description (Proposed actions, location, and/or consequences).

The Project site is comprised of Specific Plan Planning Areas (PA) 4, 5, and 6, totaling approximately 76 acres across APNs 330-220-016, 330-220-017, 330-230-042, 330-230-043, located south of McLaughlin Rd, east of Goetz Rd, and west of Valley Blvd and Byers Rd. The SPA is for the amendment of the Cimarron Ridge Specific Plan and proposes changes to the previously established PA-4, PA-5, and PA-6. The Project proposes transferring 49 residential lots from PA-4 to PA-5 and transferring the 10.19-acre park from PA-5 to PA-4 but does not propose any alterations to density or an increase in the number of lots as a result of these revisions. PA-4 would consist of 81 residential lots and include a 10.9-acre park. PA-5 would consist of 151 residential lots and a 1.5-acre recreation area. A 1.2-acre pickle ball facility is proposed in conjunction with PA-5. Gated access would be provided between PA-5 and PA-6 as they are both proposed to be age restricted gated communities. The following approvals are required for the Project: Planning Application for Specific Plan Amendment No. PLN23-0060 "Cimarron Ridge"; Development Agreement Amendment No. PLN23-0241; and Major Modification No. PLN22-0246 (Tentative Tract Map Revision for TR36658).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project would not result in any significant unavoidable impacts. Project impacts would be mitigated to a level of less than significant. Mitigation measures would be implemented to reduce impacts to Air Quality, Biological Resources, Cultural Resources, Geology and Soils (Paleontological Resources), Greenhouse Gas Emissions, Noise, Transportation, Utilities and Service Systems, and Tribal Cultural Resources. Refer to the Addendum EIR for the resource-specific mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

CDFW
SCAQMD
Pechanga Band of Indians
Soboba Band of Luiseno Indians
Riverside County Waste Management Department

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 15-192653

State Clearinghouse # (if applicable): 2014051029

Lead Agency: CITY OF MENIFEE PLANNING

Date: 10/22/2015

County/Agency of Filing: RIVERSIDE

Document No: E-201501057

Project Title: CIMARRON RIDGE SPECIFIC PLAN 2013-247; TPM 36657; TTM 36658

Project Applicant Name: VAN DAELE HOMES

Phone Number: (951) 672-6777

Project Applicant Address: 2900 ADAMS STREET, C-25 RIVERSIDE, CA 92504

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES.

Environmental Impact Report

\$3,069.75

Negative Declaration

Application Fee Water Diversion (State Water Resources Control Board Only)

Project Subject to Certified Regulatory Programs

County Administration Fee

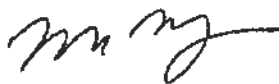
\$50.00

Project that is exempt from fees (DFG No Effect Determination (Form Attached))

Project that is exempt from fees (Notice of Exemption)

Total Received \$3,119.75

Signature and title of person receiving payment



Deputy

Notes:



CITY OF MENIFEE
Community Development Department
Robert A. Brady - Interim Community Development Director

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-201501057
10/22/2015 02:57 PM Fee: \$ 3119.75
Page 1 of 2



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 Planning Department
Address: 29714 Haun Road
Menifee, CA 92586

Contact Person: Russell Brady, Contract Planner
Phone Number: 951-672-6777

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): 2014051029

Project Title: "Cimarron Ridge Specific Plan No. 2013-247" Tentative Parcel Map 36657, Tentative Tract Map 36658, General Plan Amendment No. 2014-016, Zone Change No. 2014-017

Project Applicant: Van Daele Homes, 2900 Adams Street, Suite C-25, Riverside, CA 92504

Project Location (include county): The project site is located south of McLaughlin Road, north of Chambers Avenue, west of Goetz Road, and east of Valley Boulevard in the City of Menifee, County of Riverside, California. APN(s) 330-220-004, 330-220-005, 330-220-007, 330-220-008, 330-220-010, 330-220-011, 330-220-012, 330-220-013, 330-230-003, 330-230-010, 330-230-013, 330-230-015, 330-230-029, 330-230-032, 330-230-034, 330-230-035, 330-230-036, 330-230-037, 330-230-038, 330-230-039, 330-230-040, 330-230-041, 335-070-036, 335-070-037, 335-070-038, 335-070-039, 335-070-040, 335-070-041, 335-070-046, 335-070-047, 335-070-048, 335-430-017.

Project Description:

Specific Plan No. 2013-247 proposes the adoption of the Cimarron Ridge Specific Plan which includes a land use plan, designation of planning areas, circulation plan, development standards, design and landscape guidelines for a 240.3 acre area and a maximum of 756 single-family residential dwelling units. The Specific Plan would set forth guidelines for landscape and architectural design, infrastructure plans, phasing of development and administrative procedures. Existing infrastructure such as water, sewer, storm drain and roadways will also be expanded as part of the Specific Plan, which will range from: upgrades and widening of the existing roadways; construction of new roads and signals; construction of new and expanded water pipelines; construction of new and expanded sewer pipelines; construction of new flood control facilities; and construction of water quality basins to improve the quality of stormwater runoff.

Tentative Parcel Map (TPM 36657) proposes to subdivide 240.3 acres into 7 parcels for financing and land conveyance purposes.

Tentative Tract Map (TTR 36658) proposes to subdivide approximately 240.3 gross acre project site into 756 medium density single family residential lots, and other lots for open space, recreation, and drainage purposes.

General Plan Amendment (GPA) No. 2014-016 proposes an amendment to the City's General Plan to change the land use designation for the Project site of 2.1-5 du/ac Residential (2.1-5R) to Specific Plan (SP) to reflect the proposed Specific Plan and its land use designations. In addition, a Technical Correction is proposed to rectify mapping errors which resulted in inaccurate depictions of the alignment of Goetz Road. Specifically, *Exhibit C-3 Roadway Network* of the General Plan recognizes two alignments for Goetz Road at the intersection with Valley Boulevard: 1) the existing, built alignment of Goetz Road that would merge with Valley Boulevard, and, 2) the re-alignment of Goetz Road that would include a controlled intersection with Valley Boulevard.

Change of Zone No. 2014-017 proposes to change the zoning of the subject site from One-Family Dwellings (R-1), One-Family Dwellings-10,000 square foot minimum lot (R-1-10,000), and Open Area Combining Zone-Residential (R-5) to Specific Plan (SP) to reflect the proposed Specific Plan and its land use designations and development standards.

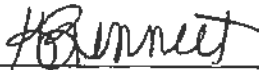
NOTICE OF DETERMINATION

Page 2

This is to advise that the City of Menifee City Council, as the lead agency, has adopted a Specific Plan and Final Environmental Impact Report, approved the Tentative Parcel Map, Tentative Tract Map, and tentatively approved the Change of Zone on October 21, 2015, and has made the following determinations regarding the above described project:

1. An Environmental Impact Report was prepared for the project pursuant to the provisions of the CEQA.
2. Mitigation measures were made conditions of the approval of the project.
3. A Mitigation Monitoring and Reporting Plan/Program was adopted for this project.
4. The project will have a significant effect on the environment related to Air Quality and Transportation/Traffic.
5. A statement of Overriding Considerations was adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report and record of project approval is available to the general public at the City of Menifee Planning Department, 29714 Haun Road, Menifee, CA 92586.



Signature

Kathy Bennett, Menifee City Clerk

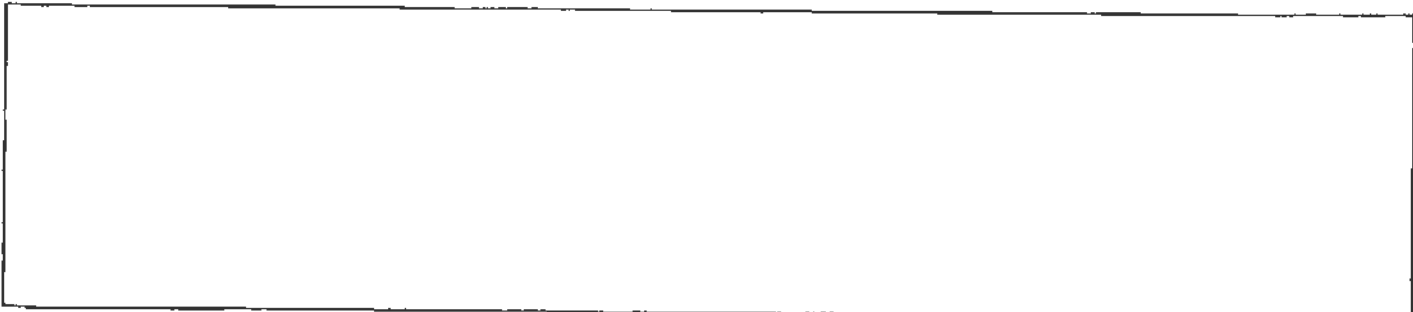
Title

10/21/15

Date

Date Received for Filing and Posting at OPR: _____

CDFW fees of \$3,069.75 and County filing fee of \$50.00 are applicable for this project.
FOR COUNTY CLERK'S USE ONLY



California Home

Monday, October 26, 2015



[OPR Home](#) > [CEQAnet Home](#) > [CEQAnet Query](#) > [Search Results](#) > [Document Description](#)

Cimarron Ridge

SCH Number: 2014051029

Document Type: NOD - Notice of Determination

Alternate Title: Cimarron Ridge Specific Plan No. 2013-247, Tentative Parcel Map 36657, Tentative Tract Map 36658, General Plan Amendment No. 2014-016, Zone Change No. 2014-017

Project Lead Agency: Menifee, City of

Project Description

Specific Plan No. 2013-247 proposes the adoption of the Cimarron Ridge Specific Plan which includes a land use plan designation of planning areas, circulation plan, development standards, design and landscape guidelines for a 240.3 acre area and a max of 756 single-family residential dwelling units. The Specific plan would set forth guidelines for landscape and architectural design, infrastructure plans, phasing of development and administrative procedures. Existing infrastructure such as water, sewer, storm drain and roadways will also be expanded as part of the Specific Plan, which will range from: upgrades and widening of the existing roadways; construction of new roads and signals; construction of new and expanded water pipelines; construction of new and expanded sewer pipelines; construction of new flood control facilities; and construction of water quality basins to improve the quality of stormwater runoff. Tentative Parcel Map 36657 proposes to subdivide 240.3 acres into 7 parcels for financing and land conveyance purposes. Tentative Tract Map 36658 proposes to subdivide approximately 240.3 gross acre project site into 756 medium density single family residential lots, and other lots for open space, recreation, and drainage purposes. General Plan Amendment No. 2014-016 proposes an amendment to the City's General Plan to change the land use designation for the project site of 2.1-5 du/ac residential to specific plan to reflect the proposed specific plan and its land use designations. In addition, a technical correction is proposed to rectify mapping errors which resulted in inaccurate depictions of the alignment of Goetz Road. Specifically, Exhibit C-3 Roadway Network of the General Plan recognizes two alignments for Goetz Road at the intersection with Valley Blvd: 1) the existing, built alignment of Goetz Road that would merge with Valley Blvd, and, 2) the re-alignment of Goetz Road that would include a controlled intersection with Valley Blvd. Change of Zone No. 2014-014 proposes to change the zoning of the subject site from One-Family Dwellings, One Family Dwellings - 10,000 sf min lot, and Open Area Combining Zone Residential to Specific Plan to reflect the proposed specific plan and its land use designations and development standards.

Contact Information

Primary Contact:

Russel Brady
City of Menifee
951-672-6777
29714 Haun Road
Menifee, CA 92586

Project Location

County: Riverside
City: Menifee
Region:
Cross Streets: South of McLaughlin Rd, north of Chambers Ave, east of Goetz Rd, west of Valley Blvd
Latitude/Longitude: 33° 43' 45" / 117° 13' 8" [Map](#)
Parcel No: Various
Township: 5S
Range: 3W
Section: 17/19
Base: SBB&M
Other Location Info:

Determinations

This is to advise that the Lead Agency Responsible Agency City of Menifee has approved the project described above on 10/21/2015 and has made the following determinations regarding the project described above.

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 Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations was was not adopted for this project.

5. Findings were were not made pursuant to the provisions of CEQA.

Final EIR Available at: 29714 Haun Road, Menifee, CA 92586

Date Received: 10/22/2015

[CEQAnet HOME](#) | [NEW SEARCH](#)

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 15-208697

State Clearinghouse # (if applicable): 2014051029

Lead Agency: CITY OF MENIFEE Date: 11/05/2015

County Agency of Filing: RIVERSIDE Document No: E-201501131

Project Title: CIMARRON RIDGE SP 2013-247; TPM 36657; TTM 36658; GPA 2014-016; CZ 2014-017

Project Applicant Name: VAN DAELE HOMES Phone Number: (951) 672-6777

Project Applicant Address: 2900 ADAMS STREET, SUITE C-25 RIVERSIDE, CA 92504

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES.

- | | |
|--|----------------|
| <input type="checkbox"/> Environmental Impact Report | _____ |
| <input type="checkbox"/> Negative Declaration | _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | _____ |
| <input type="checkbox"/> Project Subject to Certified Regulatory Programs | _____ |
| <input checked="" type="checkbox"/> County Administration Fee | <u>\$50.00</u> |
| <input checked="" type="checkbox"/> Project that is exempt from fees (DFG No Effect Determination (Form Attached)) | |
| <input type="checkbox"/> Project that is exempt from fees (Notice of Exemption) | |
| Total Received | <u>\$50.00</u> |

Signature and title of person receiving payment



Deputy

Notes:



CITY OF MENIFEE

Community Development Department

Robert A. Brady - Interim Community Development Director

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-201501131
11/05/2015 04:12 PM Fee: \$ 50.00
Page 1 of 2

Notice of Determination

Removed By Deputy


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 Planning Department
Address: 29714 Haun Road
Menifee, CA 92586

Contact Person: Russell Brady, Contract Planner
Phone Number: 951-672-6777

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): 2014051029

Project Title: "Cimarron Ridge Specific Plan No. 2013-247" Tentative Parcel Map 36657, Tentative Tract Map 36658, General Plan Amendment No. 2014-016, Zone Change No. 2014-017

Project Applicant: Van Daele Homes, 2900 Adams Street, Suite C-25, Riverside, CA 92504

Project Location (include county): The project site is located south of McLaughlin Road, north of Chambers Avenue, west of Goetz Road, and east of Valley Boulevard in the City of Menifee, County of Riverside, California. APN(s) 330-220-004, 330-220-005, 330-220-007, 330-220-008, 330-220-010, 330-220-011, 330-220-012, 330-220-013, 330-230-003, 330-230-010, 330-230-013, 330-230-015, 330-230-029, 330-230-032, 330-230-034, 330-230-035, 330-230-036, 330-230-037, 330-230-038, 330-230-039, 330-230-040, 330-230-041, 335-070-036, 335-070-037, 335-070-038, 335-070-039, 335-070-040, 335-070-041, 335-070-046, 335-070-047, 335-070-048, 335-430-017).

Project Description:

Specific Plan No. 2013-247 proposes the adoption of the Cimarron Ridge Specific Plan which includes a land use plan, designation of planning areas, circulation plan, development standards, design and landscape guidelines for a 240.3 acre area and a maximum of 756 single-family residential dwelling units. The Specific Plan would set forth guidelines for landscape and architectural design, infrastructure plans, phasing of development and administrative procedures. Existing infrastructure such as water, sewer, storm drain and roadways will also be expanded as part of the Specific Plan, which will range from: upgrades and widening of the existing roadways; construction of new roads and signals; construction of new and expanded water pipelines; construction of new and expanded sewer pipelines; construction of new flood control facilities; and construction of water quality basins to improve the quality of stormwater runoff.

Tentative Parcel Map (TPM 36657) proposes to subdivide 240.3 acres into 7 parcels for financing and land conveyance purposes.

Tentative Tract Map (TTR 36658) proposes to subdivide approximately 240.3 gross acre project site into 756 medium density single family residential lots, and other lots for open space, recreation, and drainage purposes.

General Plan Amendment (GPA) No. 2014-016 proposes an amendment to the City's General Plan to change the land use designation for the Project site of 2.1-5 du/ac Residential (2.1-5R) to Specific Plan (SP) to reflect the proposed Specific Plan and its land use designations. In addition, a Technical Correction is proposed to rectify mapping errors which resulted in inaccurate depictions of the alignment of Goetz Road. Specifically, *Exhibit C-3 Roadway Network* of the General Plan recognizes two alignments for Goetz Road at the intersection with Valley Boulevard: 1) the existing, built alignment of Goetz Road that would merge with Valley Boulevard, and, 2) the re-alignment of Goetz Road that would include a controlled intersection with Valley Boulevard.

Change of Zone No. 2014-017 proposes to change the zoning of the subject site from One-Family Dwellings (R-1), One-Family Dwellings-10,000 square foot minimum lot (R-1-10,000), and Open Area Combining Zone-Residential (R-5) to Specific Plan (SP) to reflect the proposed Specific Plan and its land use designations and development standards.

NOTICE OF DETERMINATION

Page 2

This is to advise that the City of Menifee City Council, as the lead agency, has certified the Final Environmental Impact Report, approved the Tentative Parcel Map, Tentative Tract Map, on October 21, 2015; has adopted the Specific Plan, General Plan Amendment, and Change of Zone on November 4, 2015, and has made the following determinations regarding the above described project:

1. An Environmental Impact Report was prepared for the project pursuant to the provisions of the CEQA.
2. Mitigation measures were made conditions of the approval of the project.
3. A Mitigation Monitoring and Reporting Plan/Program was adopted for this project.
4. The project will have a significant effect on the environment related to Air Quality and Transportation/Traffic.
5. A statement of Overriding Considerations was adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report and record of project approval is available to the general public at the City of Menifee Planning Department, 29714 Haun Road, Menifee, CA 92586.

K Bennett

Signature

Kathy Bennett, Menifee City Clerk

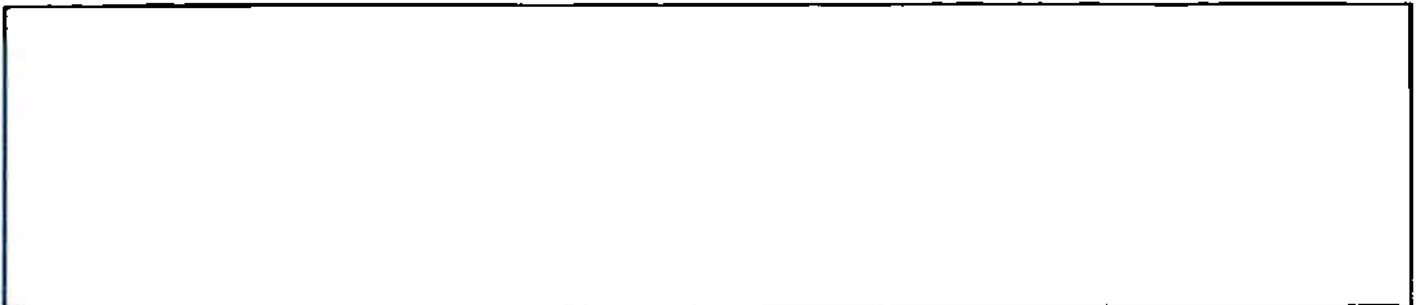
Title

11/4/15

Date

Date Received for Filing and Posting at OPR: _____

County filing fee of \$50.00 is applicable for this project. CDFW fees of \$3,069.75 were previously paid for with the first filing of this NOD and proof of payment is attached.
FOR COUNTY CLERK'S USE ONLY



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 15-242097

State Clearinghouse # (if applicable): 2014051029

Lead Agency: CITY OF MENIFEE PLANNING

Date: 12/07/2015

County Agency of Filing: RIVERSIDE

Document No: E-201501269

Project Title: CIMARRON RIDGE SPECIFIC PLAN NO 2013-247; TPM 36657; TTM 36658; GPA 2014-016

Project Applicant Name: VAN DAELE HOMES

Phone Number: (951) 672-6777

Project Applicant Address: 2900 ADAMS STREET, SUITE C-25 RIVERSIDE, CA 92504

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES

Environmental Impact Report

Negative Declaration

Application Fee Water Diversion (State Water Resources Control Board Only)

Project Subject to Certified Regulatory Programs

County Administration Fee

Project that is exempt from fees (DFG No Effect Determination (Form Attached))

Project that is exempt from fees (Notice of Exemption)

Total Received \$50.00

Signature and title of person receiving payment



Deputy

Notes:

CITY OF MENIFEE
Community Development Department
City Interim 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 Planning Department
Address: 29714 Haun Road
Menifee, CA 92586

Contact Person: Russell Brady, Contract Planner
Phone Number: 951-672-6777

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): 2014051029

Project Title: "Cimarron Ridge Specific Plan No. 2013-247" Tentative Parcel Map 36657, Tentative Tract Map 36658, General Plan Amendment No. 2014-016, Zone Change No. 2014-017

Project Applicant: Van Daele Homes, 2900 Adams Street, Suite C-25, Riverside, CA 92504

Project Location (include county): The project site is located south of McLaughlin Road, north of Chambers Avenue, west of Goetz Road, and east of Valley Boulevard in the City of Menifee, County of Riverside, California. APN(s) 330-220-004, 330-220-005, 330-220-007, 330-220-008, 330-220-010, 330-220-011, 330-220-012, 330-220-013, 330-230-003, 330-230-010, 330-230-013, 330-230-015, 330-230-029, 330-230-032, 330-230-034, 330-230-035, 330-230-036, 330-230-037, 330-230-038, 330-230-039, 330-230-040, 330-230-041, 335-070-036, 335-070-037, 335-070-038, 335-070-039, 335-070-040, 335-070-041, 335-070-046, 335-070-047, 335-070-048, 335-430-017).

Project Description:

Specific Plan No. 2013-247 proposes the adoption of the Cimarron Ridge Specific Plan which includes a land use plan, designation of planning areas, circulation plan, development standards, design and landscape guidelines for a 240.3 acre area and a maximum of 756 single-family residential dwelling units. The Specific Plan would set forth guidelines for landscape and architectural design, infrastructure plans, phasing of development and administrative procedures. Existing infrastructure such as water, sewer, storm drain and roadways will also be expanded as part of the Specific Plan, which will range from: upgrades and widening of the existing roadways; construction of new roads and signals; construction of new and expanded water pipelines; construction of new and expanded sewer pipelines; construction of new flood control facilities; and construction of water quality basins to improve the quality of stormwater runoff.

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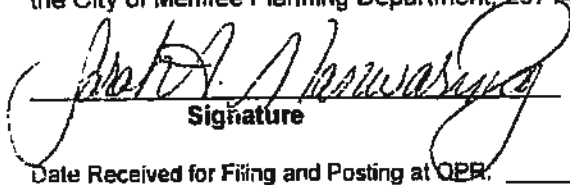
NOTICE OF DETERMINATION

Page 2

This is to advise that the City of Menifee City Council, as the lead agency, has certified the Final Environmental Impact Report, approved the Tentative Parcel Map, Tentative Tract Map, on October 21, 2015; has adopted the Specific Plan, General Plan Amendment, and Change of Zone on November 4, 2015 which ordinances are effective as of December 4th, and has made the following determinations regarding the above described project:

1. An Environmental Impact Report was prepared for the project pursuant to the provisions of the CEQA.
2. Mitigation measures were made conditions of the approval of the project.
3. A Mitigation Monitoring and Reporting Plan/Program was adopted for this project.
4. The project will have a significant effect on the environment related to Air Quality and Transportation/Traffic.
5. A statement of Overriding Considerations was adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report and record of project approval is available to the general public at the City of Menifee Planning Department, 29714 Haun Road, Menifee, CA 92586.


Signature

Sarah Manwaring, Menifee City Clerk
Title

12/7/15
Date

Date Received for Filing and Posting at QPR: _____

County filing fee of \$50.00 is applicable for this project. CDFW fees of \$3,069.75 were previously paid for with the first filing of this NOD and proof of payment is attached.
FOR COUNTY CLERK'S USE ONLY

