



# 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 Clerk  
41002 County Center Drive #230  
Temecula, CA 92591-6027

**FROM:**  
Lead Agency: City of Meniffee  
Community Development Department  
Address: 29844 Haun Road  
Meniffee, 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 Clearing House Number:** 2020060293

**Project Title:** Planning Application No. PLN24-0149 (Extension of Time) – “Tentative Tract Map No. 36911”

**Project Applicant:** Chris Garcia, Wilshire Quinn Income Fund REIT, LLC 619-872-6000

**Project Location:** The project site is located on the west side of Valley Boulevard north and south of Chambers Avenue (APNs 335-080-56, 335-080-066, 335-080-067 and a portion of 335-070-054), within the City of Meniffee.

**Project Description:**

**Planning Application EOT No. PLN24-0149** is for a one-year extension of time for Tentative Tract Map No. 36911. Approval of the second extension extends the expiration date to August 12, 2025.

This is to advise that the City of Meniffee, as the lead agency, has approved the above-referenced project on September 5, 2024, and has made the following determinations regarding the above-described project:

1. The project would not have a significant effect on the environment.
2. No further environmental documentation is required because all potentially significant effects of the project were adequately analyzed in the previously adopted Initial Study/Mitigated Negative Declaration (IS/MND) adopted by the Planning Commission on August 12, 2020.
3. A Mitigation Monitoring and Reporting Plan was adopted and made a condition of the approval of the project and are applicable to this project.
4. A statement of Overriding Considerations was not adopted for the project.
5. Findings were made pursuant to the provisions of CEQA.

*Desiree A. McGriff*

Signature

Associate Planner  
Title

September 5, 2024  
Date

Date Received for Filing and Posting at the County Clerk: \_\_\_\_\_

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

**FOR COUNTY CLERK'S USE ONLY**

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**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 Clerk  
County of Riverside  
41002 County Center Drive, Ste 230, Temecula, CA  
92591

**FROM:**  
Lead Agency: City of Menifee  
Community Development Department  
Address: 29844 Haun Road  
Menifee, CA 92586  
Contact Person: Tamara Harrison, Senior Planner  
Phone Number: 951-723-3743

**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):** N/A

**Project Title:** Tentative Tract Map No. 2015-211 (TM No. 36911)

**Project Applicant:** Recreational Land Investments, Inc. (Attn: Tracy Marx), 5642 Research Drive, Unit A, Huntington Beach, CA 92649, Phone: 951-688-0241

**Project Location:** The project site is located on the west side of Valley Boulevard north and south of Chambers Avenue (APNs 335-080-56, 335-080-066, 335-080-067 and a portion of 335-070-054), within the City of Menifee.

**Project Description:** Tentative Tract Map No. TR2015-211 (also referred to as Tentative Tract Map No. 36911) to subdivide 26.95 gross acres into 68 single family residential lots with a minimum lot size of 7,200 square feet and ten (10) common area lots including three (3) lots for water quality basins.

This is to advise that the City of Menifee City Council, as the lead agency, has approved the above-referenced project on August 12, 2020, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for the project.
6. 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.

  
\_\_\_\_\_  
Signature

Tamara Harrison, Senior Planner  
\_\_\_\_\_  
Title

8/14/2020  
\_\_\_\_\_  
Date

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

CDFW fees of \$2,406.75 and County filing fee of \$50.00 are applicable for this project.

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202000981  
08/20/2020 03:33 PM Fee: \$ 2456.75  
Page 1 of 2

Removed: By: Deputy



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Unofficial Copy

## Document Type

CLERK FISH AND GAME FILINGS

## Filing Information

**Filing Number:**

E-202000981

**Filing Date:**

08/20/2020 03:33:11 PM

**Filing Type:**

Negative Declaration

**Filing Fee:**

\$2,456.75

**Number Pages:**

2

## Applicant Information

**Project Applicant:**

Local Public Agency

**Lead Agency:**

CITY OF MENIFEE

**Applicant Name:**

RECREATIONAL LAND INVESTMENTS, INC C/O CITY OF MENIFEE

## Project Title

**Project Title(s)**

TTM NO. 2015-211 (TM NO. 36911)

**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 #****Project Title:** Valley Boulevard Tentative Tract Map No. 36911

Lead Agency: City of Menifee

Contact Person: Manny Baeza, Senior Planner

Mailing Address: 29844 Haun Road

Phone: 951-723-3742

City: Menifee

Zip: 92586

County: Riverside

**Project Location:** County: Riverside

City/Nearest Community: Menifee

Cross Streets: Valley Boulevard and Chambers Avenue

Zip Code: 92586

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" N / \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" W Total Acres: \_\_\_\_\_

Assessor's Parcel No.: 335-080-056, 335-080-066, 335-080-067 and 335-070-054

Section: 20NM

Twp.: 5S

Range: 3W

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: I-215

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: Hans Christian Middle School

**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) \_\_\_\_\_

☐ Draft EIS☐ Other: \_\_\_\_\_☒ Mit Neg Dec

Other: \_\_\_\_\_

☐ FONSI**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: \_\_\_\_\_**Development Type:**☒ Residential: Units 68 Acres 26.95☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Transportation: Type \_\_\_\_\_☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Mining: Mineral \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Power: Type \_\_\_\_\_ MW☐ Educational: \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_ MGD☐ Recreational: \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ 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:**

General Plan- 2.1-5 du/ac Residential. Zoning-Low Density Residential -2 (LDR-2) 7,200 SF

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

The project proposes a Subdivision of 26.95 gross acres into 68 single-family residential lots with a minimum lot size of 7,200 square feet. The project proposal also includes multiple lots including three water quality basins for compliance with Regional Water Quality Control Board totaling 1.5 acres, three storm drain dedications totaling 0.15 acres, and two entry monuments totaling 0.2 acres.

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 an "X".  
If you have already sent your document to the agency please denote that with an "S".

<u>S</u> Air Resources Board	Office of Historic Preservation
Boating & Waterways, Department of	Office of Public School Construction
California Emergency Management Agency	Parks & Recreation, Department of
California Highway Patrol	Pesticide Regulation, Department of
<u>S</u> Caltrans District # <u>8</u>	Public Utilities Commission
Caltrans Division of Aeronautics	<u>S</u> Regional WQCB # <u>8</u>
Caltrans Planning	Resources Agency
Central Valley Flood Protection Board	Resources Recycling and Recovery, Department of
Coachella Valley Mtns. Conservancy	S.F. Bay Conservation & Development Comm.
Coastal Commission	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
Colorado River Board	San Joaquin River Conservancy
Conservation, Department of	Santa Monica Mtns. Conservancy
Corrections, Department of	State Lands Commission
Delta Protection Commission	SWRCB: Clean Water Grants
Education, Department of	SWRCB: Water Quality
Energy Commission	SWRCB: Water Rights
<u>S</u> Fish & Game Region # <u>6</u>	Tahoe Regional Planning Agency
Food & Agriculture, Department of	Toxic Substances Control, Department of
Forestry and Fire Protection, Department of	Water Resources, Department of
General Services, Department of	
Health Services, Department of	Other: _____
Housing & Community Development	Other: _____
<u>S</u> Native American Heritage Commission	

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

Starting Date June 17, 2020 Ending Date July 16, 2020

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates</u>	Applicant: <u>Recreational Land Investment Inc.</u>
Address: <u>3880 Lemon Street</u>	Address: <u>5642 Research Drive, Unit A</u>
City/State/Zip: <u>Riverside, CA 92501</u>	City/State/Zip: <u>Huntington Beach, CA 92649</u>
Contact: <u>Kari Cano</u>	Phone: <u>(714) 895-5349</u>
Phone: <u>951-543-9869</u>	

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Signature of Lead Agency Representative:  Date: June 11, 2020

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