Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:	*Street Address:*
P.O. Box 3044	1400 Tenth St., Rm 113
Sacramento, CA 95812-3044	Sacramento, CA 95814

☒ County Clerk
County of: Riverside
Address: 2724 Gateway Drive
Riverside, CA 92507

From:
Public Agency: City of Menifee
Address: 29844 Haun Road
Menifee, CA 92586
Contact: Brandon Cleary
Phone: (951) 723-3761

Lead Agency (if different from above):

Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022100107

Project Title: Quail Hills

Project Applicant: JPMB Investments, LLC

Project Location (include county): Western City of Menifee, CA within County of Riverside

Project Description:

A subdivision for a gated community consisting of 130 detached single-family homes with a minimum lot size of 5,000 square feet on a 44.7-acre site with a density of 2.9 dwelling units per acre. The tract will consist of 11.7 acres of undisturbed open space, 1.9-acre tot lot, 1.1-acre dog park, and a 1.8-acre detention basin. The tot lot will incorporate a dual half-court basketball court, picnic shelter, playground equipment, drinking fountain and splash pad.

This is to advise that the City of Menifee Planning Commission has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 12/14/2022 and has made the following determinations regarding the above
(date)
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, is available to the General Public at:
https://www.cityofmenifee.us/325/Environmental-Notices-Documents

Signature (Public Agency): Title: Associate Planner

Date: 12/15/2022 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011