



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#2024020420

Project Title: Notice of Determination for DEV2023-002 – Di Capri Residential, Tentative Parcel Map No. PLN23-0025 (TPM38674) and Plot Plan No. PLN23-0026

Project Applicant: Michael Ramirez – PO Box 245, Monterey Park, CA 91754 – 760.810.8548

Project Location (include county): The project site is located at the southwest corner of Murrieta Road and Chambers Avenue in the City of Menifee, County of Riverside, State of California (APN 335-080-008)

Project Description: Di Capri Residential proposes to subdivide an existing 7.65-net acre vacant lot into three (3) parcels for condominium purposes supporting 61 single-family units along with 3 common areas and a retention basin. The project proposes a density of 7.97 du/ac. The project includes three (3) architectural elevations (Craftsman, Farmhouse and Spanish) and four (4) unique floor plans that range in habitable area from 1,766 square feet to 2,022 square feet. The project includes approximately 147,141 square feet of irrigated landscaped area.

This is to advise that the City of Menifee, as the lead agency, has approved the above-referenced project on **March 13, 2024**, and has made the following determinations:

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 Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA, and this Mitigated Negative Declaration is adequate for this approval. See, e.g., CEQA Guidelines § 15162.
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 Mitigated Negative Declaration for Di Capri 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

Russell Brown, Senior Planner
Title

March 13, 2024
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