



CITY OF MENIFEE

Planning Department

Orlando Hernandez – Acting 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 Meniffee Community Development Department
 Address: 29844 Haun Road, Meniffee, CA 92586
 Contact Person: Brandon Cleary, Associate Planner
 Phone Number: (951) 723-3761

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

State Clearing House No. SCH#2024080007

Project Title: Notice of Determination for Salt Creek Tentative Tract Map No. 38625 – Initial Study/Mitigated Negative Declaration

Project Applicant: Louisa Foletto, MLC Holdings, LLC. 5 Peters Canyon Road Suite 310, Irvine, CA 92606


Project Location (include county): The Project is located in on the south west corner of Simpson Road and Briggs Road within the City of Meniffee, County of Riverside (APN's: 333-200-062).

Project Description: Tentative Tract Map (TTM) No. 38625 (PLN22-0294) proposes a subdivision of 325 single-family condominium lots on 55.4 acres at 5.86 dwelling units per acre (du/ac) pursuant to Senate Bill (SB) 330. The Project will consist of two product types: traditional single-family tract homes and motor court homes. A 4.9-acre City Park is proposed for the southern end of the Project, adjacent to the flood channel, which includes a restroom, picnic tables with shade and BBQ structures, tennis/pickleball combo courts, open turf areas, walking trails with benches, and playground equipment. Additional amenities include a 1.4-acre Homeowner Association (HOA) maintained paseo, stretching from north to south in the middle of the Project that includes meandering walking paths connecting all of the cul-de-sacs to the park to the south and an HOA maintained recreation center that includes a pool, shower and bathroom, BBQ area and shade structures. Two water quality basins are proposed on the east and west sides of the tract.

This is to advise that the City of Meniffee, as the lead agency, has approved the above-referenced project on **April 9, 2025**, 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 Initial Study/Mitigated Negative Declaration for Salt Creek TTM 38625 and record of project approval is available to the general public at the City of Meniffee Community Development Department, 29844 Haun Road, Meniffee, CA 92586.



 Signature

Brandon Cleary, Associate Planner

 Title

April 10, 2025

 Date

Date Received for Filing and Posting at OPR: _____ County filing fee of \$50.00 and the Initial Study/Mitigated Negative Declaration fee of \$3,018.75 is applicable for this project.

FOR COUNTY CLERKS USE ONLY