



CITY OF MENIFEE

Community Development Department

Cheryl Kitzerow – Community Development Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: City of Meniffee
Community Development Department
29844 Haun Road
Meniffee, CA 92586

Project Title/Case No.: Tentative Tract Map No. 38766 (PLN23-0246) and Plot Plan No. PLN23-0247
“Garbani and Evans”

Project Location: The project site is located at the northwest corner Garbani Road and Evans Road within the City of Meniffee, County of Riverside, State of California (APN: 360-180-021)

Project Description: Tentative Tract Map (TTM) No. 38766 (PLN23-0247) and Plot Plan (PP) No. PLN23-0247 proposes a subdivision of an 18.25-acre property into 67 single-family dwelling units along with architectural review located at the northwest corner of Garbani Road and Evans Road pursuant to Senate Bill (SB) 330 - Housing Crisis Act of 2019. Each lot will contain a main dwelling and an architecturally compatible detached accessory dwelling unit (ADU) for a total of 134 units. Main unit square footages range from 1,457 to 1,865 square feet. ADU’s range from 749 to 1,200 square feet. The main access to the site will be from Evans Road with an emergency-only access point on Garbani Road. Project amenities will include a linear park along Evans Road, dog park, and recreation center with pool, BBQ’s, picnic tables, event room with kitchen, bathrooms and showers.

Name of Public Agency Approving Project: City of Meniffee

Project Sponsor: BrightSky Residential, 9160 Irvine Center Drive Suite 100, Irvine CA 92618

Exempt Status: (Check one)

- | | |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input type="checkbox"/> Categorical Exemption (15332) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption () |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input checked="" type="checkbox"/> Other: <u>15183</u> |

Reasons why project is exempt: The City of Meniffee Community Development Department determined the Project is exempt from CEQA and does not require additional environmental analysis due to the project being in compliance with Section 15183 of the CEQA Guidelines: The proposed Project would not result in environmental impacts that are peculiar to the Project or Project site (CEQA Guidelines Section 15183(b)(1)):

1. The proposed Project is fully consistent with the Project site’s adopted General Plan land use designation of “2.1-5 du/ac Residential,” and there are no environmental effects associated with the proposed Project that were not previously analyzed as significant effects by the General Plan Environmental Impact Report (EIR) (CEQA Guidelines Section 15183(b)(2));
2. There are no potentially significant off-site or cumulatively considerable impacts of the proposed Project that were not discussed in the General Plan EIR (CEQA Guidelines Sections 15183(b)(3) and 15183(j));
3. There is no substantial new information which was not known at the time the General Plan EIR was certified that would result in a more severe environmental impact beyond the significant impacts previously identified in the General Plan EIR (CEQA Guidelines Section 15183(b)(4));
4. The General Plan EIR was certified in conjunction with the City’s adoption of the General Plan, and the

proposed Project is fully consistent with the Project site's existing General Plan land use designation of "2.1-5 du/ac Residential" (CEQA Guidelines Section 15183(d)); and

- 5. All of the standard Conditions of Approval, Mitigation Measures, and Regulatory Requirements relied upon by the General Plan EIR to reduce environmental effects and that are applicable to the proposed Project are feasible and would be implemented as part of the Project (CEQA Guidelines Section 15183(e)).

Therefore, pursuant to CEQA Guidelines Section 15183, because the proposed Project is fully consistent with the City of Menifee's General Plan, and because the proposed Project would not result in any new or more severe impacts to the environment beyond what was previously evaluated and disclosed as part of the General Plan EIR, no additional environmental review is required and the Project is exempt from CEQA.

FOR COUNTY CLERK'S USE ONLY

Brandon Cleary

City Contact Person

(951) 723-3761

Phone Number



Signature

Associate Planner

Title

October 10, 2024

Date

Date Received for Filing and Posting at OPR: _____