



# 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: 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#2025010596**

**Project Title:** Notice of Determination for Garbani North Tentative Tract Map No. 38683 – Initial Study/Mitigated Negative Declaration

**Project Applicant:** 168 Builders, Inc. 1211 Center Court Drive #200, Covina, CA 91724

**Project Location (include county):** The Project is located in on the south west corner of Tupelo Road and Linda Lee Drive within the City of Menifee, County of Riverside (APN's: 360-250-006).

**Project Description: Tentative Tract Map (TTM) No. 38683 (PLN23-0062)** proposes a subdivision of 39 single-family lots on 9.21 gross acres (8.79 net acres) at a density of 4.43 dwelling units per acre (du/ac). The Project access points will be off Linda Lee Drive and Tupelo Road with lot sizes ranging from 7,200 to 8,624 square feet. One water quality basin is proposed on the northeast corner of the Project.

This is to advise that the City of Menifee, as the lead agency, has approved the above-referenced project on **February 12, 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 Garbani North TTM 38683 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.

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**Signature**

Brandon Cleary, Associate Planner

**Title**

February 12, 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**