



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#2025020535

Project Title: Notice of Determination for Oak Hills West Tentative Tract Map No. 38652 – Initial Study/Mitigated Negative Declaration

Project Applicant: Sal Provenza, Oak Hills West LLC, 530 Technology Drive #100, Irvine, CA 92618


Project Location (include county): The Project site is located approximately 400 feet north of the Ridgemoor Road and Boulder Crest Way intersection, in the City of Menifee, County of Riverside (APN: 341-160-010, 341-160-012).

Project Description: Tentative Tract Map (TTM) No. 38652 (PLN23-0077) proposes a condominium subdivision of 37 lots with duplexes for a total of 74 units on a 77.6-acre parcel located north of the Ridgemoor Road and Boulder Crest Way intersection at a density of five dwelling units per acre (du/ac). The Project proposes preserving 63.4 acres (approx. 84%) of the Project site as natural open space and constructing the duplexes on the eastern 16% of the Project site adjacent to the existing homes. The Project also includes two water quality basins at the southeast corner of the Project along Boulder Crest Way.

This is to advise that the City of Menifee, as the lead agency, has approved the above-referenced project on **April 23, 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 38652 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

Brandon Cleary, Associate Planner
Title

April 23, 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