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#2025030418

Project Title: Notice of Determination for Menifee Coastline Tentative Tract Map No. 38525 – Initial Study/Mitigated Negative Declaration

Project Applicant: Joseph Rivani, Menifee 50, LLC, 3470 Wilshire Blvd, Suite 1020 Los Angeles, CA 90010

Project Location (include county): The Project is located in on the northwest corner of Coastline Avenue and Menifee Riad, City of Menifee, County of Riverside (APN: 333-210-005)

Project Description: Tentative Tract Map (TTM) No. 38525 (PLN23-0063) proposes a subdivision of 45 single-family lots on a 39.1-acre property located at the northwest corner of Coastline Avenue and Menifee Road at a density of 3.2 dwelling units per acre (du/acre). The Project proposes preserving 24.2 (approx. 61%) of the Project site as natural open space and constructing the single-family residences on the eastern 39% of the Project site adjacent to Menifee Road. The Project also includes two water quality basins at the northeast and southeast corners of the Project site along Menifee Road.

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 Menifee Coastline TTM 38525 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