



CITY OF MENIFEE
Community Development Department
Cheryl Kitzerow - Community Development Director

Notice of Determination

TO:	FROM:
<input checked="" type="checkbox"/> Office of Planning and Research (OPR)	Lead Agency: City of Menifee
P.O. Box 3044	Community Development Department
Sacramento, CA 95812-3044	Address: 29844 Haun Road
<input checked="" type="checkbox"/> County Clerk	Menifee, CA 92586
41002 County Center Drive #230	Contact Person: Desiree McGriff, Associate Planner
Temecula, CA 92591-6027	Phone Number: 951-723-3770

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

State Clearing House Number: 2020060293

Project Title: Planning Application No. PLN24-0149 (Extension of Time) – “Tentative Tract Map No. 36911”

Project Applicant: Chris Garcia, Wilshire Quinn Income Fund REIT, LLC 619-872-6000

Project Location: The project site is located on the west side of Valley Boulevard north and south of Chambers Avenue (APNs 335-080-56, 335-080-066, 335-080-067 and a portion of 335-070-054), within the City of Menifee.

Project Description:

Planning Application EOT No. PLN24-0149 is for a one-year extension of time for Tentative Tract Map No. 36911. Approval of the second extension extends the expiration date to August 12, 2025.

This is to advise that the City of Menifee, as the lead agency, has approved the above-referenced project on September 5, 2024, and has made the following determinations regarding the above-described project:

1. The project would not have a significant effect on the environment.
2. No further environmental documentation is required because all potentially significant effects of the project were adequately analyzed in the previously adopted Initial Study/Mitigated Negative Declaration (IS/MND) adopted by the Planning Commission on August 12, 2020.
3. A Mitigation Monitoring and Reporting Plan was adopted and made a condition of the approval of the project and are applicable to this project.
4. A statement of Overriding Considerations was not adopted for the project.
5. Findings were made pursuant to the provisions of CEQA.

	Associate Planner	September 5, 2024
Signature	Title	Date

Date Received for Filing and Posting at the County Clerk: _____

County filing fee of \$50.00 are applicable for this project.

FOR COUNTY CLERK'S USE ONLY





CITY OF MENIFEE
Community Development 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
 41002 County Center Drive, Ste 230, Temecula, CA
 92591

FROM:
 Lead Agency: City of Menifee
 Community Development Department
 Address: 29844 Haun Road
 Menifee, CA 92586
 Contact Person: Tamara Harrison, Senior Planner
 Phone Number: 951-723-3743

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

State Clearinghouse Number (if submitted to State Clearinghouse): N/A

Project Title: Tentative Tract Map No. 2015-211 (TM No. 36911)

Project Applicant: Recreational Land Investments, Inc. (Attn: Tracy Marx), 5642 Research Drive, Unit A, Huntington Beach, CA 92649, Phone: 951-688-0241

Project Location: The project site is located on the west side of Valley Boulevard north and south of Chambers Avenue (APNs 335-080-56, 335-080-066, 335-080-067 and a portion of 335-070-054), within the City of Menifee.

Project Description: Tentative Tract Map No. TR2015-211 (also referred to as Tentative Tract Map No. 36911) to subdivide 26.95 gross acres into 68 single family residential lots with a minimum lot size of 7,200 square feet and ten (10) common area lots including three (3) lots for water quality basins.

This is to advise that the City of Menifee City Council, as the lead agency, has approved the above-referenced project on August 12, 2020, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration 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

Tamara Harrison, Senior Planner

 Title

8/14/2020

 Date

Date Received for Filing and Posting at OPR: _____

CDFW fees of \$2,406.75 and County filing fee of \$50.00 are applicable for this project.

FILED / POSTED
 County of Riverside
 Peter Aldana
 Assessor-County Clerk-Recorder
 E-202000981
 08/20/2020 03:33 PM Fee: \$ 2456.75
 Page 1 of 2

Removed: _____ By: _____ Deputy



FOR COUNTY CLERK'S USE ONLY

Unofficial Copy

Document Type

CLERK FISH AND GAME FILINGS

Filing Information

Filing Number:

E-202000981

Filing Date:

08/20/2020 03:33:11 PM

Filing Type:

Negative Declaration

Filing Fee:

\$2,456.75

Number Pages:

2

Applicant Information

Project Applicant:

Local Public Agency

Lead Agency:

CITY OF MENIFEE

Applicant Name:

RECREATIONAL LAND INVESTMENTS, INC C/O CITY OF MENIFEE

Project Title

Project Title(s)

TTM NO. 2015-211 (TM NO. 36911)

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Valley Boulevard Tentative Tract Map No. 36911

Lead Agency: City of Menifee Contact Person: Manny Baeza, Senior Planner
 Mailing Address: 29844 Haun Road Phone: 951-723-3742
 City: Menifee Zip: 92586 County: Riverside

Project Location: County: Riverside City/Nearest Community: Menifee
 Cross Streets: Valley Boulevard and Chambers Avenue Zip Code: 92586

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: _____

Assessor's Parcel No.: 335-080-056, 335-080-066, 335-080-067 and 335-070-054 Section: 20NM Twp.: 5S Range: 3W Base: _____

Within 2 Miles: State Hwy #: I-215 Waterways: N/A
 Airports: N/A Railways: N/A Schools: Hans Christian Middle School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 68 Acres 26.95
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan- 2.1-5 du/ac Residential. Zoning-Low Density Residential -2 (LDR-2) 7,200 SF

Project Description: (please use a separate page if necessary)

The project proposes a Subdivision of 26.95 gross acres into 68 single-family residential lots with a minimum lot size of 7,200 square feet. The project proposal also includes multiple lots including three water quality basins for compliance with Regional Water Quality Control Board totaling 1.5 acres, three storm drain dedications totaling 0.15 acres, and two entry monuments totaling 0.2 acres.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

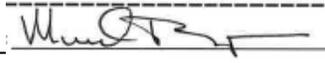
<u>S</u> Air Resources Board	Office of Historic Preservation
Boating & Waterways, Department of	Office of Public School Construction
California Emergency Management Agency	Parks & Recreation, Department of
California Highway Patrol	Pesticide Regulation, Department of
<u>S</u> Caltrans District # <u>8</u>	Public Utilities Commission
Caltrans Division of Aeronautics	<u>S</u> Regional WQCB # <u>8</u>
Caltrans Planning	Resources Agency
Central Valley Flood Protection Board	Resources Recycling and Recovery, Department of
Coachella Valley Mtns. Conservancy	S.F. Bay Conservation & Development Comm.
Coastal Commission	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
Colorado River Board	San Joaquin River Conservancy
Conservation, Department of	Santa Monica Mtns. Conservancy
Corrections, Department of	State Lands Commission
Delta Protection Commission	SWRCB: Clean Water Grants
Education, Department of	SWRCB: Water Quality
Energy Commission	SWRCB: Water Rights
<u>S</u> Fish & Game Region # <u>6</u>	Tahoe Regional Planning Agency
Food & Agriculture, Department of	Toxic Substances Control, Department of
Forestry and Fire Protection, Department of	Water Resources, Department of
General Services, Department of	Other: _____
Health Services, Department of	Other: _____
Housing & Community Development	
<u>S</u> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 17, 2020 Ending Date July 16, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates</u>	Applicant: <u>Recreational Land Investment Inc.</u>
Address: <u>3880 Lemon Street</u>	Address: <u>5642 Research Drive, Unit A</u>
City/State/Zip: <u>Riverside, CA 92501</u>	City/State/Zip: <u>Huntington Beach, CA 92649</u>
Contact: <u>Kari Cano</u>	Phone: <u>(714) 895-5349</u>
Phone: <u>951-543-9869</u>	

Signature of Lead Agency Representative:  Date: June 11, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.