



CITY OF MENIFEE

Community Development Department

Orlando Hernandez · 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 Meniffee Community Development Department
Address: 29844 Haun Road, Meniffee, CA 92586
Contact Person: Ryan Fowler, Planning Manager
Phone Number: (951) 723-3740

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

State Clearing House No. 2022030233

Project Title: Notice of Determination for the Addendum to the Meniffee Valley Specific Plan Environmental Impact Report (EIR)

Project Applicant: Minor Ranch LLC (Attn: Shaun Bowen), 3200 Park Center Drive, Suite 1000, Costa Mesa, CA 92626, Phone: (714) 427-6868

Project Location (include county): The Project site is generally located west of Briggs Road, north of Matthews Road, east of Meniffee Road, and south of McLaughlin Road within the City of Meniffee, County of Riverside, California (APNs: 331-290-008). Primary access to the site is provided via Briggs Road and McLaughlin Road.

Project Description: In February 2024, the City of Meniffee approved the Meniffee Valley Specific Plan Project (on 590.3 acres of land in the City of Meniffee (Figure 1, *Regional Map*). The adopted Project proposes a master planned community comprising of a mix of uses, including residential neighborhoods accommodating up to 1,718 housing units, an elementary school site, a sports park, greenbelts, a passive park with preserved open space, a civic node/public facilities site, and employment uses including commercial, commercial business park, and business park. All areas inside the project site (on-site area) would be disturbed for development.

The City also approved an implementing project within the Specific Plan in July 2025, Tentative Tract Map No. PLN 24-0209 (also known as TTM 38994). TTM 38994 was approved for the subdivision of 448 single-family residential lots. The subdivision also created various open space lots, including lots for landscaping, trails, future residential development (allowed under the Specific Plan), a detention basin, private recreational center/park, a public sports park, and conservation open space.

An approximately 7.27-acre area (Conservation Easement Area) northwest of the intersection of Matthews Road and Briggs Road (within the



conservation open space in TTM 38994 described above) would remain

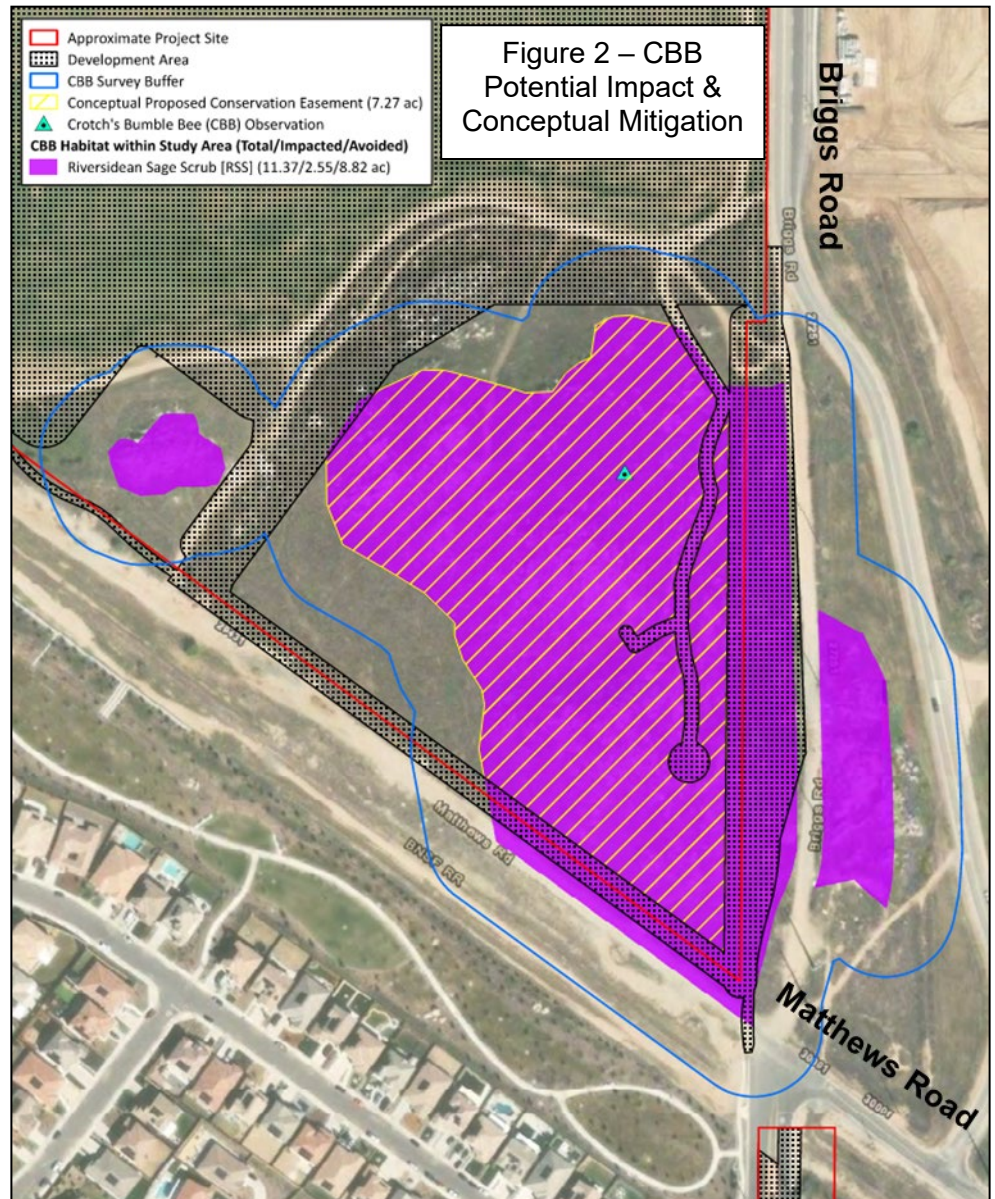
in a natural condition as a passive park within a greater designated open space area of the Specific Plan, see Figure 2, *CBB Potential Impacts & Conceptual Mitigation*.

In addition to development proposed within the on-site area (590.3 acres), off-site infrastructure improvements include roadway improvements and subsurface utility line installations and connections along Briggs Road, Menifee Road, and California State Route 74 (CA-74); the installation of subsurface utility lines in the alignment of Matthews Road along segments of the on-site area's southern boundary; and the potential installation of a non-vehicular bridge across Matthews Road (a dirt road) and railroad tracks to connect the on-site area with the Heritage Lake community to the south. There are additional offsite areas of Right of Way improvements along McCall Boulevard, Matthews Road, and McLaughlin Road (84.2 acres).

This Addendum, as required by the California Department of Fish and Wildlife (CDFW), is to elaborate on and analyze record information on potential impacts to the Crotch's bumble bee (CBB) related to the proposed Project.

This is to advise that the City of Menifee, as the lead agency, has adopted the above-referenced Addendum on **February 4, 2026**, and has made the following determinations:

1. The project would not result in any new significant impacts and would not increase the severity of the previously identified significant impacts. Thus, the project does not constitute "substantial changes" that would require "major revisions" to the Menifee Valley Specific Plan Final Environmental Impact Report (FEIR) (State Clearinghouse [SCH] No. 2022030233) due to new or increased impacts (refer to Section 15162)[a][1]). Additionally, the "circumstances under which the project" would be undertaken are not substantially different than described in the FEIR (refer to Section 15162[a][2]). Further, the project does not represent new information of substantial importance" that would result in new or greater impacts not discussed in the FEIR. For these reasons, a Subsequent EIR to address this new information is not required.
2. Because the proposed project does not meet the conditions described in Section 15162 of the CEQA Statute and Guidelines, the City determined that an Addendum to the previously certified Menifee Valley Specific Plan FEIR is the appropriate documentation to address the proposed project. The environmental analysis presented in the Addendum to the FEIR demonstrates that the proposed project will not create new or greater significant environmental impacts than those identified in the previously certified FEIR.



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3. An Addendum to the Menifee Valley Specific Plan FEIR was prepared for the project pursuant to the provisions of the CEQA.
 4. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Addendum to the Menifee Valley Specific Plan FEIR 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.

Ryan Fowler

Signature

Ryan Fowler, Planning Manager

Title

February 4, 2026

Date

Date Received for Filing and Posting at OPR: _____

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

FOR COUNTY CLERKS USE ONLY

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