



CITY OF MENIFEE

Community Development Department

Orlando Hernandez – Community Development Director

FOR COUNTY CLERK'S USE ONLY

NOTICE OF DETERMINATION

TO: ☒ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: City of Menifee
Community Development Department
29844 Haun Road
Menifee, CA 92586

Project Title/Case No.: Major Modification PLN25-0201 Salt Creek TTM 38625

Project Location: The Project site is located at the southwest corner of Simpson Road and Briggs Road on a 55.4-acre site (APN: 333-200-062) in the City of Menifee, County of Riverside, State of California.

Project Description: Major Modification No. PLN25-0201 (Project) proposes to amend the previously approved TTM No. 38625 "Salt Creek" to reduce the number of units from 325 to 315 and to reduce the park from 4.9 acres to 1.94 acres. The park will be maintained by the Homeowner Association (HOA) due to the size reduction. These modifications are required to accommodate on-site biological mitigation to satisfy the Multiple Species Habitat Conservation Plan (MSHCP) and California Department of Fish and Wildlife preservation requirements for alkali soils to create an alkali meadow for the growth of smooth tarplant species.

Name of Public Agency Approving Project: City of Menifee

Project Sponsor: Meritage Homes 230 Progress Irvine, CA 92618

This is to advise that the City of Menifee Community Development Department, as the lead agency, has approved the above-referenced project on June 24, 2026, and has made the following determinations regarding the above described project:

1. The proposed project will not have a significant effect on the environment. Impacts for the Project area were previously addressed and mitigation measures adopted as part of the Salt Creek Initial Study/Mitigated Negative Declaration (ISMND) (State Clearinghouse [SCH] # 2024080007).
2. The Project was prepared pursuant to the provisions of CEQA. No further environmental documentation is required because:
 - a. All potentially significant effects of the proposed Project have been adequately analyzed in an earlier ISMND (SCH # 2024080007) adopted by the City of Menifee pursuant to applicable legal standards;
 - b. All potentially significant effects of the proposed project have been avoided or mitigated pursuant to that

NOTICE OF DETERMINATION

Page 2

earlier ISMND;

- c. The proposed Project will not result in any new significant environmental effects not identified in the earlier ISMND;
 - d. The proposed Project will not substantially increase the severity of the environmental effects identified in the earlier ISMND;
 - e. No considerably different mitigation measures have been identified; and
 - f. No mitigation measures found infeasible have become feasible.
3. Mitigation measures were made a condition of the approval of the ISMND and are applicable to this project.
 4. A Mitigation Monitoring and Reporting Plan/Program was adopted for the ISMND and the Project is subject to the Program.
 5. A Statement of Overriding Considerations was not adopted for the Salt Creek TTM 38625 project.
 6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the ISMND with comments and responses 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.

Brandon Cleary

City Contact Person

(951) 723-3761

Phone Number



Signature

Associate Planner

Title

June 29, 2026

Date

Date Received for Filing and Posting at OPR: _____