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
2720 Gateway Drive, Riverside, CA 92507

FROM:

Lead Agency: City of Menifee
Community Development Department
Address: 29844 Haun Road
Menifee, CA 92586
Contact Person: Ryan Fowler, Principal Planner
Phone Number: 951-723-3740

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): 2025100052

Project Title: Tentative Tract Map No. PLN 24-0136 and Plot Plan No. PLN 24-0137 ("Cypress Sands")

Project Applicant: FB Cypress Sands, LLC (Attn: James Walters), 18100 Von Karman Ave., Suite 870, Irvine, CA 92612 (Tel: 949-274-3526)

Project Location: The project site is located north of Tioga Lane, east of Chatham Lane, south of Chambers Avenue, and west of Antelope Road in the City of Menifee, County of Riverside, California (APN: 333-050-034).

Project Description:

Tentative Tract Map No. PLN 24-0136 proposes a subdivision for condominium purposes of 8.15 adjusted gross acres (7.34 net acres) into one (1) lot to accommodate a proposed "row townhome" project consisting of 132 units.

Plot Plan No. PLN 24-0137 proposed development of a 132-attached-unit "row townhome" project. The project includes an open plan recreation area and 295 parking spaces.

This is to advise that the City of Menifee Planning Commission, as the lead agency, has approved the above-referenced project on November 12, 2025, 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 or by contacting the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M.

Ryan Fowler	(951) 723-3740
City Contact Person	*Phone Number*

	Principal Planner	11/13/25
Signature	**Title**	**Date**

FOR COUNTY CLERK'S USE ONLY