MENIFEE
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29844 Haun Rd. Menifee CA. 92586
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cityofmenifee.us

NOTICE OF EXEMPTION

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

FROM: City of Menifee Planning Department
29844 Haun Road
Menifee, CA 92591

Project Title/Case No.: Menifee 27 Residential Project

Project Location: The Project site is located north of State Route 74 (SR-74), west of Palomar Road, east of Antelope Road, and south of Watson Road in the City of Menifee, County of Riverside (APN 329-110-024, -028, -041, -042, and -043).

Project Description: The proposed Project would subdivide a 27.14-acre site into 192 single-family residential lots and construct two-story, detached homes. The subdivision would be developed within Planning Area 7A and Planning Area 7B of the Menifee North Specific Plan (SP No. 260), with a proposed overall density of 7.02 dwelling units per acre. Lot sizes would range from a minimum of 2,625 square feet to 4,050 square feet. The proposed Project would also include internal private roadways, landscaping, common and private open space areas, and stormwater and utility infrastructure. Project approvals include a Tentative Tract Map and Design Review.

Name of Public Agency Approving Project: City of Menifee

Project Sponsor: Brian Taylor, 9860 Irvine Center Drive, Irvine, CA 92618, 805-305-3651

Exempt Status: ***(Check one)***

☐ Ministerial *(Sec. 21080(b)(1); 15268)*
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (*Sec. 21080(b)(4); 15269 (b)(c)*)
☐ Categorical Exemption (15332)
☐ Statutory Exemption ( )
☒ Other: *15183 and 15182 Exemption*

Reasons why project is exempt: The City of Menifee Community Development Department determined the Project is exempt from CEQA and does not require additional environmental analysis due to the project being in compliance with Section 15183 and 15182 of the CEQA Guidelines. The proposed Project involves the development of a 27.35-acre site into 192 single-family residential lots and construct two-story, detached homes, consistent with the land use designation and development standards established in the Menifee North Specific Plan (SP No. 260) and the City of Menifee General Plan EIR.

As documented in the Project's exemption checklist and consistency analysis, the proposed Project is consistent with the development density and land use policies identified in the applicable Specific Plan and General Plan EIR. There are no project-specific effects peculiar to the Project or Project site that would result in significant environmental impacts not otherwise analyzed in the certified General Plan and Specific Plan EIR. All public services and access necessary to support the proposed Project are available, and no variances or exceptions are required. Therefore, pursuant to Public Resources Code Section 21083.3, CEQA Guidelines Section 15183, and CEQA Guidelines Section 15182 the Project is exempt from further environmental review.

Russell J. Brown, Senior Planner	(951) 723-3745
City Contact Person	***Phone Number***

Russell Brown (Digitally signed by Russell Brown DN: C=US, E=rbrown@cityofmenifee.us, O=City of Menifee, CN=Russell Brown Date: 2025.10.23 09:23:46-07'00')	Senior Planner	October 23, 2025
Signature	**Title**	**Date**

Date Received for Filing and Posting at OPR: _____

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