



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.: Tentative Tract Map (TTM) No. 39395 (PLN25-0206) and Plot Plan No. PLN25-0207 "Del Oro Townhomes"

Project Location: The Project site is located at the northwest corner of Holland Road and Palomar Road on a 5.01 net acre site (APN: 364-070-049) in the City of Menifee, County of Riverside, State of California.

Project Description: Tentative Tract Map (TTM) No. 39395 (PLN25-0206) and Plot Plan No. PLN25-0207 – Del Oro Townhomes Condominium Map (APN: 364-070-049) proposes a residential subdivision of 104 attached townhomes on the northwest corner of Holland Road and Palomar Road in the City of Menifee. The Applicant is proposing to utilize the provisions of SB330. The Project includes a main access point on Palomar Road with an exit-only access point on Holland Road. Amenities include open turf area, barbeque grills, shade structure, tot lot, picnic tables with scattered dog stations throughout, and a walking loop around the perimeter of the project site.

Name of Public Agency Approving Project: City of Menifee

Project Sponsor: Menifee Holland Holdings, LLC, 22 Corte Jaime, San Clemente, CA 92673

This is to advise that the City of Menifee Community Development Department, as the lead agency, has approved the above-referenced project on July 8, 2026, and has made the following determinations regarding the above described project pursuant to Senate Bill 131 "Near Miss":

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA, and this Mitigated Negative Declaration is adequate for this approval. See, e.g., CEQA Guidelines § 15162.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.

NOTICE OF DETERMINATION

Page 2

4. A Mitigation Reporting or Monitoring Plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Limited 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

July 9, 2026

Date

Date Received for Filing and Posting at OPR: _____