



CITY OF MENIFEE

Community Development Department

Orlando Hernandez – Community Development Director

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 Meniffee
Community Development Department
29844 Haun Road
Meniffee, 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) within the City of Meniffee, 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 Meniffee. 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 Meniffee

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

Exempt Status: (Check one)

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|---|---|
| ☐ Ministerial (Sec. 21080(b)(1); 15268) | ☐ Categorical Exemption (15332) |
| ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)) | ☒ Statutory Exemption (15183) |
| ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | ☒ Other: AB130 |

Reasons why project is exempt: The City of Meniffee 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 of the CEQA Guidelines: The proposed Project would not result in environmental impacts that are peculiar to the Project or Project site (CEQA Guidelines Section 15183(b)(1)) with the exception of Biological Resources for which a Limited Initial Study/Mitigated Negative Declaration and mitigation measures were adopted pursuant to Senate Bill 131 “Near Miss” and Assembly Bill 130:

1. The proposed Project is fully consistent with the Project site’s adopted General Plan land use designation of “20.1-24 du/ac Residential,” and there are no environmental effects associated with the proposed Project that were not previously analyzed as significant effects by the General Plan Environmental Impact Report (EIR) (CEQA Guidelines Section 15183(b)(2));
2. There are no potentially significant off-site or cumulatively considerable impacts of the proposed Project that were not discussed in the General Plan EIR (CEQA Guidelines Sections 15183(b)(3) and 15183(j));
3. There is no substantial new information which was not known at the time the General Plan EIR was certified that would result in a more severe environmental impact beyond the significant impacts previously identified in the General Plan EIR (CEQA Guidelines Section 15183(b)(4));
4. The General Plan EIR was certified in conjunction with the City’s adoption of the General Plan, and the

proposed Project is fully consistent with the Project site's existing General Plan land use designation of "20.1-24 du/ac Residential" (CEQA Guidelines Section 15183(d)); and

5. All of the standard Conditions of Approval, Mitigation Measures, and Regulatory Requirements relied upon by the General Plan EIR to reduce environmental effects and that are applicable to the proposed Project are feasible and would be implemented as part of the Project (CEQA Guidelines Section 15183(e)).
6. Senate Bill 131 and Assembly Bill 130, were passed June of 2025 which allow for streamlined CEQA review of projects. The Project analyzed Biological Resources pursuant to the "Near Miss" through a Limited Initial Study/Mitigated Negative Declaration focusing on the Biological Resources also adopted with this project.

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Therefore, pursuant to CEQA Guidelines Section 15183, because the proposed Project is fully consistent with the City of Menifee's General Plan, and because the proposed Project would not result in any new or more severe impacts to the environment beyond what was previously evaluated and disclosed as part of the General Plan EIR, no additional environmental review is required and the Project is exempt from CEQA.

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: _____