MENIFEE
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29844 Haun Rd. Menifee CA. 92586
(951) 672-6777 | Fax (951) 679-3843
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 925

Project Title/Case No.: Minera TTM Residential Project

Project Location: The Project site is located north of Corson Avenue, south of Holland Road, east of Evans Road, and west of Murphy Lane in the City of Menifee, County of Riverside (APN 360-150-002).

Project Description: The Project proposes a Planned Unit Development (PUD) to subdivide the 10 gross-acre site (8.65 net acre) into 50 residential lots (single-family detached units), resulting in a proposed density of 5 dwelling units per gross acre (du/ac). The proposed Project would also include associated improvements such as landscaping, parking, private roadways, common and private open space areas, and utility and stormwater infrastructure. Project approvals include a Tentative Tract Map and Design Review.

Name of Public Agency Approving Project: City of Menifee

Project Sponsor: Coldwell Banker Commercial, 27368 Via Industria #102, Temecula, CA 92590

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 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 of the CEQA Guidelines. The proposed Project involves the development of a 10-acre site into 50 single-family residential lots and construct two-story, detached homes, consistent with the land use designation and development standards established in 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 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 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 and CEQA Guidelines Section 15183, the Project is exempt from further environmental review.

Desiree McGriff, Associate Planner	(951) 723-3718
City Contact Person	*Phone Number*

Desiree McGriff

Signature	Associate Planner	October 30, 2026
	Title	Date

Date Received for Filing and Posting at OPR: _____

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