



CITY OF MENIFEE

Community Development Department

Cheryl Kitzerow – 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 Menifee
Community Development Department
29844 Haun Road
Menifee, CA 92586

Project Title/Case No.: CANTALENA - TR PLN24-0235 (TTM No. 38682), TR PLN22-0043 (TTM No. 38372) and PP PLN22-0202

Project Location: The project site is generally located less than 1/2 mile east of Interstate 215 and Antelope Road, north of Scott Road, south of Garbani Road, west of Haleblan Road. Planning Areas 2 and 3 are located at the southern end of the Specific Plan adjacent to Scott Road (APNs: 372-630-001 and 372-630-002), while Planning Area 7 is located at the northern end of the Specific Plan adjacent to Garbani Road (APN: 372-630-005).

Project Description: Tentative Tract Map No. 38372 (TR PLN22-0043) and Major Plot Plan PLN22-0202 propose a new tentative tract map (TTM) within Planning Areas 2 and 3 of the Cantalena Specific Plan. The proposed TTM will replace the previously approved Tentative Tract Map No. 33732 for Planning Area 2 and introduce a new map for Planning Area 3. The project consists of a Major Plot Plan for the development of the multi-family portion of the project within Planning Area 3.

The project includes one (1) 10.91-acre lot for condominium purposes totaling 154 residential townhome units in Planning Area 3. Planning Area 2 proposes two residential types: 22 lots of detached, single-family cluster product over 14.27-acres totaling 123 residential units and 12 traditional single-family residential lots over 3.20-acres.

On-site amenities within Planning Area 2 include, two (2) approximate 2,000 square foot pocket parks (Lots G and H), a 4,000 square foot pocket park/gathering area, allowing for Bocce Ball or other similar activities (a portion of Lot 26). The proposed open space and landscape amenities within Planning Area 3 include an approximate 11,000 square foot open space area located in the northeast corner of the project, which includes a fenced-in dog park area and separate shade structure with picnic table. More centrally located is an approximate 7,000 square foot pool area with restroom building.

Tentative Tract Map No. 38682 (TR PLN24-0235) proposes a new TTM within Planning Area 7 of the Cantalena Specific Plan. The proposed TTM will replace the previously approved Tentative Tract Map No. 33732 for Planning Area 7. The project proposes a TTM for condominium purposes and includes 105 residential units (cluster product) over 16.57-acres and 22 residential lots in Planning Area 7.

The project includes the following amenities within Planning Area 7: two (2) approximate 2,000 square foot pocket parks (Lot C and E), as well as paseo connections to Haleblan Road (east) and Planning Area 8 (south).

Name of Public Agency Approving Project: City of Menifee

Project Sponsor: Richland Communities, Brian Hardy, 3161 Michelson Drive, Suite 425, Irvine, CA 92612 (949)698-2191

Exempt Status: (Check one)

- | | |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input type="checkbox"/> Categorical Exemption () |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption () |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input checked="" type="checkbox"/> Other: 15182 |

FOR COUNTY CLERK'S USE ONLY



Reasons why project is exempt: The proposed project has been determined to be Exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15182 (“Projects Pursuant to A Specific Plan”). In February 2006, Riverside County approved the Cantalena Specific Plan and certified the Environmental Impact Report (**Environmental Impact Review {EIR} No. 463 – SCH No. 2004041108**) for the project, along with a Mitigation Monitoring Reporting Program (MMRP). In December 2007, Riverside County certified Addendum No. 1 to the 2005 Cantalena Specific Plan EIR (No. 463) and approved TTM No. 33732. A second addendum (Addendum No. 2) was approved in June 2020 to clarify existing regulations and mitigation measures that apply to the project with regard to Biological Resources located on-site.

The City of Menifee Community Development Department has determined that no substantial changes have occurred with respect to the circumstances associated with the project that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects identified in the Cantalena Specific Plan Final Environmental Impact Report (FEIR). The proposed project is consistent with what was analyzed in the original EIR and the subsequent addendums and therefore, does not require additional environmental analysis and is in compliance with the California Environmental Quality Act (CEQA) pursuant to Section 15182 (“Projects Pursuant to A Specific Plan”). The project will be required to comply with the original mitigation measures identified in the previously approved EIR and MMRP.

Russell Brown	(951) 723-3745	
<i>Russell Brown</i>		
City Contact Person	Phone Number	
Signature	Senior Planner	5/14/2025
	Title	Date

Date Received for Filing and Posting at OPR: _____