



**CITY OF MENIFEE**  
**Community Development Department**  
*Cheryl Kitzerow - Community Development Director*

**Notice of Determination**

**TO:**  
 Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County Clerk  
41002 County Center Drive #230  
Temecula, CA 92591-6027

**FROM:**  
Lead Agency: City of Menifee  
Community Development Department  
Address: 29844 Haun Road  
Menifee, CA 92586  
Contact Person: Ryan Fowler, Senior Planner  
Phone Number: 951-723-3740

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2017081069

Project Title: "Rockport Ranch" – Planning Application Nos. General Plan Amendment No. 2016-287 (GPA 2016-287), Change of Zone No. 2016-288 (CZ 2016-288), Specific Plan No. 2016-286 (SP 2016-286), and Tentative Tract Map No. 2016-285 (TR 2016-285)

Project Applicant: Consultants Collaborative, Inc. – Attn: Jason Greminger, Phone: (760) 741-2365

Project Location: The project site is located south of Old Newport Road, west of Briggs Road and unincorporated Riverside County, east of The Lakes residential development, and north of the Wilderness Lakes RV Resort in the City of Menifee, County of Riverside, State of California (APNs 364-190-004 and 364-190-005).

Project Description:

**General Plan Amendment No. 2016-287** proposes to amend the general plan land use designation of a property consisting of 79.68 acres on the southwest corner of Briggs Road and Old Newport Road/Rockport Road (APNs 364-190-005 and -004) from Agriculture (AG) to Specific Plan (SP).

**Change of Zone No. 2016-288** proposes to change the zoning classification of 79.68 acres on the southwest corner of Briggs Road and Old Newport Road/Rockport Road (APNs 364-190-005 and -004) from Agriculture (AG) (formerly Heavy Agriculture – 10 Acre Minimum [A-2-10] prior to adoption of the City's new Zoning Map) to Specific Plan (SP).

**Specific Plan No. 2016-286** proposes establishment of a Specific Plan on a total 79.68 gross acres for 305 single-family residential lots, 20.10 acres of open space and 21.18 acres of road and easements.

**Tentative Tract Map No. 2016-285 (TM37131)** proposes the subdivision of 79.68 gross acres into a total of 305 single family residential lots, with 20.10 acres of trails, open space and recreation and 21.18 acres of roads, easements and other. The residential lots include the following:

- Planning Area 1 (PA-1): 96 courtyard lots (all take access off single private drive - 8 packs)
- PA-2: 60 lots with a minimum lot size of 5,000 sq. ft.
- PA-3: 79 lots with a minimum lot size of 6,000 sq. ft.
- PA-4: 42 lots with a minimum lot size of 6,500 sq. ft.
- PA-5: 27 lots with a minimum lot size of 7,000 sq. ft.

The open space lots include lots for recreation (0.3 acre private pool, 1.2 acre park, 0.1 acre tot lot), two (2) lakes comprising 5.2 acres, 0.2 acre water quality basin, 4.2 acres of sidewalk and trails, and 8.9 acres of lawn and landscaping throughout the development for paseos and additional perimeter landscaping.

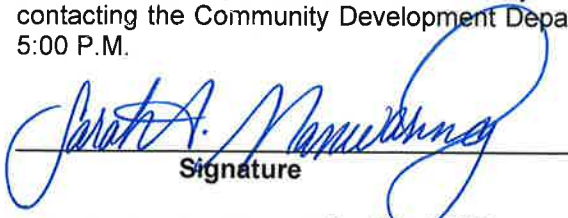
NOTICE OF DETERMINATION

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This is to advise that the City of Menifee City Council, as the lead agency, has approved and adopted the above-referenced project on May 20, 2020 (for GPA 2016-287 and TR 2016-285) and June 3, 2020 (for CZ 2016-288 and SP 2016-286) and has made the following determinations regarding the above-described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of CEQA and certified as having been prepared in compliance with CEQA on May 20, 2020.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program (MMRP) was adopted for this project.
5. A Statement of Overriding Considerations (SOC) was adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR 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 or by contacting the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M.



**Signature**

Sarah A. Manwaring, Menifee City Clerk

**Title**

June 4, 2020

**Date**

Date Received for Filing and Posting at OPR: \_\_\_\_\_

CDFW fees of \$3,343.25 and County filing fee of \$50.00 are applicable for this project.

**FOR COUNTY CLERK'S USE ONLY**