



**NOTICE OF PUBLIC HEARING  
AND  
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.  
DATE OF HEARING: June 22, 2022  
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS**  
29844 Haun Road, Menifee, CA 92586  
*Note: To confirm means and methods for participation, see the agenda, which will be posted at least 72 hours prior to the meeting at:*  
<https://www.cityofmenifee.us/agendas>

**A PUBLIC HEARING** has been scheduled, pursuant to the City of Menifee Municipal Code, before the **CITY OF MENIFEE PLANNING COMMISSION** to consider the project shown below:

**Project Title:** Tentative Tract Map PLN21-0238 and Plot Plan No. 21-0239 (Menifee River Walk Village Project)

**Project Location:** The project site is located along the west side of Bradley Road, south of Salt Creek, opposite Rio Vista Drive within the City of Menifee, County of Riverside, State of California (APNs: 338-150-046 and 338-150-031).



**The Planning Commission will consider the following project at a public hearing:**

**Plot Plan No. 21-0239** would allow development of a single-family residential project consisting of 198 single-family detached residential units, a 2,800-square-foot clubhouse with swimming pool, and two tot lots on 14.31 acres. The site would be developed with an entrance courtyard with monument sign, on-site drive aisles, 50 assigned and 45 guest parking spaces, and a bioretention basin to collect stormwater. Access to the Project site would occur off Bradley Road at its intersection with Rio Vista Drive through conversion of the existing three-way intersection into a four-way intersection to facilitate public access to the site. Additionally, one emergency-only gated driveway would be constructed at the southeastern portion of the site that would connect Bradley Road to an on-site drive aisle for emergency access.

**Tentative Tract Map PLN21-0238** would allow for the subdivision of the two existing parcels into 198 smaller lots and would include paved streets, curb, gutter and sidewalk, fire hydrants, streetlights, comprehensive drainage system, water and sewer service, and other infrastructure proposed under Plot Plan No. PLN20-167.

**Environmental Information:** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The City of Menifee Community Development Department determined the above project would not have a significant effect on the environment and recommends adoption of a Mitigated Negative Declaration. The Menifee Planning Commission will consider the project and Mitigated Negative Declaration along with the Mitigation Monitoring and Reporting Program (MMRP) at the public hearing.

**Public Review Period:** The IS/MND is being circulated for a **30-day review period** pursuant to State law. The public review period will start on **May 9, 2022** and close on **June 8, 2022**. All comments on the IS/MND must be submitted **in writing** to the address or e-mail provided below and received **no later than 5:00 PM Wednesday, June 8, 2021**. The IS/MND can be found at the following web address: <http://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

**Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing and be heard at the time and place noted above. All comments must be received prior to the time of public hearing. All such comments will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.**

**If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.**

For further information regarding this project, please contact Orlando Hernandez, at (951) 723-3737 or via email at [ohernandez@cityofmenifee.us](mailto:ohernandez@cityofmenifee.us), or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. To view the case file information electronically for the proposed project, contact the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M. Please send all written correspondence to:

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT  
Attn: Orlando Hernandez, Planning Manager  
29844 Haun Road  
Menifee, CA 92586