



**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 28, 2023
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS
29844 HAUN ROAD MENIFEE, CA 92586**

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

Project Title:

Tentative Tract Map 38128; PLN22-002

Project Location:

The project site is located at the southwest corner of Byers Road and Troy Lane within the City of Meniffee, County of Riverside, State of California (APNs 330-230-023 and 330-230-024).

General Plan Land Use and Zoning:

2.1-5 du/ac Residential (2.1-5 R)
Low Density Residential-2 (LDR-2) (7,200 SF)



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

Tentative Tract Map No. 38128 proposes a subdivision for 96 detached single-family homes with a minimum lot size of 7,200 square feet on a 28.38-acre site with a density of 3.38 dwelling units per acre. The tract consists of 0.53-acre of open space, a 1.25-acre park, and a 0.81-acre water quality basin. Access and circulation improvements are also proposed and would be designed and constructed consistent with City of Meniffee design standards.

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

Public Review Period: June 2, 2023 through June 21, 2023

The IS/MND is being circulated for a 20-day review period pursuant to State law. 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 21, 2023. The IS/MND can be found at the following web address: <http://www.cityofmeniffee.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 Brett Hamilton, at (951) 723-3747 or e-mail bhamilton@cityofmenifee.us, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. To view the case file 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: Brett Hamilton, AICP | Senior Planner
29844 Haun Road
Menifee, CA 92586