



**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: September 11, 2024
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS
29844 HAUN ROAD MENIFEE, CA 92586**

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 38625 (PLN22-0294) Salt Creek

Project Location:

The project site is located on the southwest corner of Simpson Road and Briggs Road in the City of Menifee (APN: 333-200-062).

General Plan Land Use and Zoning:

5.1-8 du/acre and Low Medium Density Residential (LMDR)

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



Tentative Tract Map No. (38625) PLN22-0294 proposes a subdivision of 325 single family condominium lots on 55.4 acres at 5.86 dwelling units per acre pursuant to Senate Bill 330 (SB330) The project will consist of two product types, traditional single-family tract lots and motor court lots. A 4.9-acre City Park is proposed for the southern end of the project, adjacent to the flood channel, which include a restroom, picnic tables with shade and bbq structures, tennis/pickleball combo courts, open turf areas, walking trails with benches, and playground equipment. Additional amenities include a 1.4-acre HOA maintained paseo, stretching from north to south in the middle of the project that includes meandering walking paths connecting all of the cul-de-sacs to the park to the south and an HOA maintained recreation center that includes a pool, shower and bathroom, bbq area and shade structures. Two water quality basins are proposed on the east and west sides of the tract.

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 August 4, 2024 and close on September 3, 2024. All comments on the IS/MND must be submitted in writing to the address or e-mail provided below and received by Tuesday September 3, 2024. 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 Brandon Cleary, at (951) 723-3761 or e-mail bcleary@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: Brandon Cleary, Associate Planner
29844 Haun Road
Menifee, CA 92584