



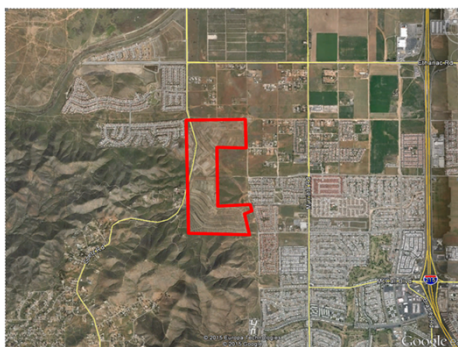
NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: March 20, 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 Meniffee Municipal Code, before the **CITY OF MENIFEE CITY COUNCIL** to consider the project shown below:

Project Title: “Cimarron Ridge Specific Plan Amendment, Development Agreement Amendment, and Major Modification to the Tentative Tract Map”

Project Location: The Project is located on 240.3 acres south of McLaughlin Road, east of Goetz Road, and west of Valley Boulevard. (APN: 330-230-042, -043, 330-220-016, and -017)



Specific Plan Amendment (SPA) No. PLN23-0060 “Cimarron Ridge” is for an amendment to the Cimarron Ridge Specific Plan (, which proposes changes to Planning Area (PA) 4, PA-5, and PA-6. The SPA proposes transferring 49 residential lots from PA-4 to PA-5 and relocating the 10.19-net acre park from PA-5 to PA-4, but does not propose any alterations to density as a result of these revisions. PA 4 will consist of 81 residential lots and include a 10.19-net acre park with a dog park, concession/bathroom building, baseball/softball fields, multi-purpose field, perimeter walking trails, and off-street parking spaces. PA 5 will consist of 151 single-family residential lots, a 1.5-acre private recreation area, and 1.2-acre pickle ball facility. PA 6 will consist of 96 residential lots. Both PA’s 5 and 6 will be age restricted, gated

communities.

Major Modification No. PLN22-0246 to TTM 36658 proposes creating a private gated street network for TR36658-5 and TR36658-6. In addition, the map revisions reflect the relocation of the community park from PA5 to PA4.

Development Agreement Amendment No. 23-0241 proposes changes to align with the changes proposed as part of the Major Modifications to TR36658 and the Cimarron Ridge Specific Plan Amendment.

Project Data: General Plan Land Use: 2.1-5 Residential Dwelling Units per Acre (2.1-5R) **Zoning:** Low Density Residential-2 (LDR-2) within Specific Plan No. PLN23-0060 (2013-247)

Environmental Information: An Addendum to the Cimarron Ridge Specific Plan Environmental Impact Report has been prepared in accordance with the provisions of the California Environmental Quality Act. The Cimarron Ridge Specific Plan Environmental Impact Report (SCH No. 2014051029) adopted by the City Council on October 21, 2015 adequately identified any potential impacts associated with this project. The Addendum determined that there are no new additional impacts beyond what was anticipated in the adopted Cimarron Ridge Specific Plan Environmental Impact Report.

Section 15164(a) of the CEQA Guidelines states that “the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”

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 City Council, and the City Council 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 City Council at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the City Council 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 e-mail ohernandez@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: Orlando Hernandez, Deputy Community Development Director
29844 Haun Road
Menifee, CA 92586