



**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: April 23, 2025
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 38525 "Menifee Coastline"

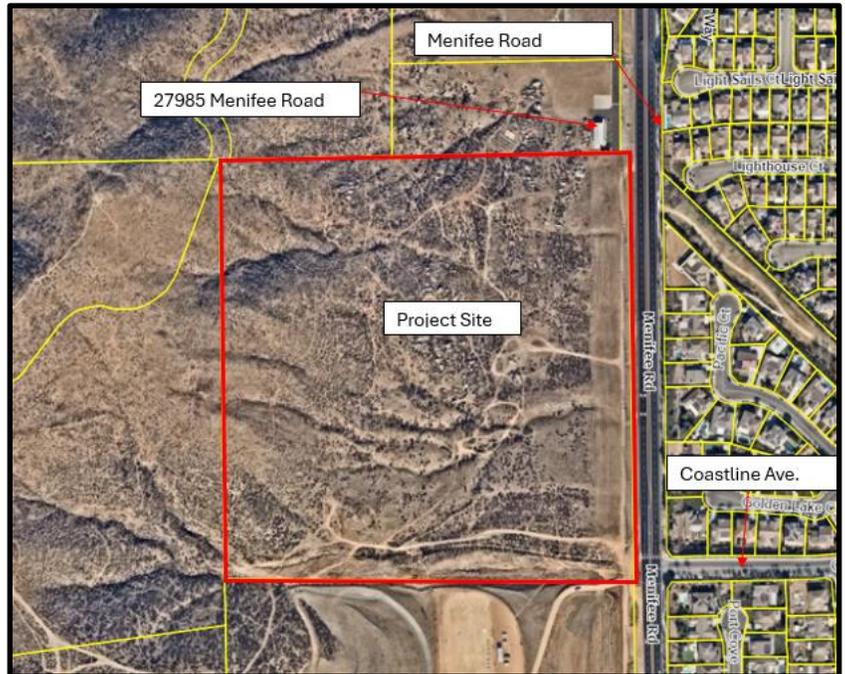
Project Location:

The project site is located at the northwest corner of Coastline Avenue and Menifee Road (APN: 333-210-005).

General Plan Land Use and Zoning:

General Plan: Rural Mountainous (RM) and 2.1-5 du/acre
Zoning: Rural Mountainous (RM) Low Density Residential 2 (LDR-2)

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



Tentative Tract Map No. (38525) PLN23-0063 proposes a subdivision of 45 single family lots on a 39.1 acre property at the northwest corner of Coastline Avenue and Menifee Road. The project will preserve 24.2 (approx.. 61%) acres as natural open space and cluster the development on the east side of the site. Lot sizes will range from 5,006 square feet to 9,064 square feet. Two water quality basins are proposed at the northeast and southeast corners of the project site.

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 March 16, 2025 and close on April 16, 2025. All comments on the IS/MND must be submitted in writing to the address or e-mail provided below and received by Wednesday April 16, 2025. 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