



NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: October 9, 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 38766 (PLN23-0246) and Major Plot Plan (PLN23-0247) "Garbani and Evans"

Project Location:

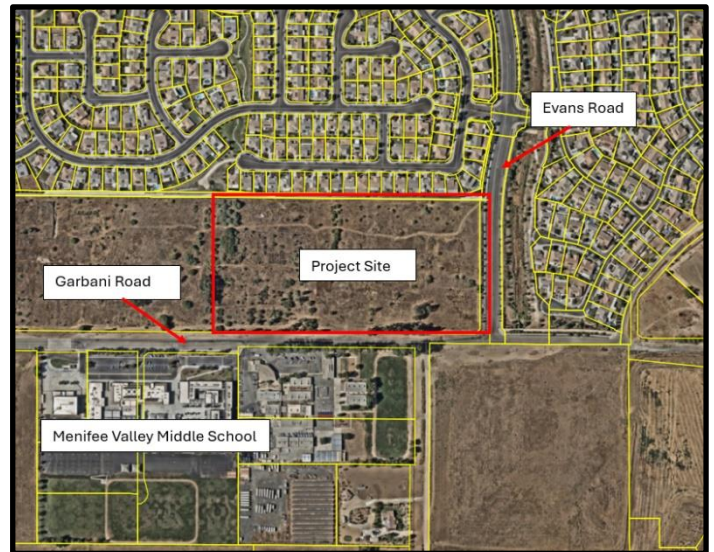
The project site is located on the northwest corner of Garbani Road and Evans Road (APN: 360-180-021).

General Plan Land Use and Zoning:

2.1-5 du/acre and Low Density Residential (LDR-2)

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

Tentative Tract Map No. (38766) PLN23-0246 and Major Plot Plan No. PLN23-0247 proposes a subdivision of an 18.15-acre property into 67 single family lots along with architectural review located at the northwest corner of Garbani Road and Evans Road pursuant to Senate Bill 330 (Housing Crisis Act of 2019). Each lot will contain a main dwelling and an architecturally compatible detached accessory dwelling unit (ADU) for a total of 134 units. The main access to the site will be from Evans Road with an emergency only access point on Garbani Road. Homeowner's Association amenities will include a linear park along Evans Road, dog park, and recreation center with pool, BBQ's, picnic tables, event room with kitchen, bathrooms and showers.



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 project does not require additional environmental analysis and is in compliance with Section 15183 of the CEQA Guidelines: The proposed project would not result in environmental impacts that are peculiar to the project or project site (CEQA Guidelines Section 15183(b)(1));

The proposed project is fully consistent with the project site's adopted General Plan land use designation of "2.1-5 du/acre Residential," and there are no environmental effects associated with the proposed project that were not previously analyzed as significant effects by the General Plan EIR (CEQA Guidelines Section 15183(b)(2));

There are no potentially significant off-site or cumulatively considerable impacts of the proposed project that were not discussed in the General Plan EIR (CEQA Guidelines Sections 15183(b)(3) and 15183(j));

There is no substantial new information which was not known at the time the General Plan EIR was certified that would result in a more severe environmental impact beyond the significant impacts previously identified in the General Plan EIR (CEQA Guidelines Section 15183(b)(4));

The General Plan EIR was certified in conjunction with the City's adoption of the General Plan, and the proposed project is fully consistent with the project site's existing General Plan land use designation of "2.1-5 du/acre Residential" (CEQA Guidelines Section 15183(d)); and

All of the Standard Conditions of Approval (COAs), Mitigation Measures (MMs), and Regulatory Requirements (RRs) relied upon by the General Plan EIR to reduce environmental effects and that are applicable to the

proposed project are feasible and would be implemented as part of the project (CEQA Guidelines Section 15183(e)).

Therefore, pursuant to CEQA Guidelines Section 15183, because the proposed project is fully consistent with the City of Menifee's General Plan, and because the proposed project would not result in any new or more severe impacts to the environment beyond what was previously evaluated and disclosed as part of the General Plan EIR, no additional environmental review is required for the proposed project.

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