



NOTICE OF PUBLIC HEARING

TIME OF HEARING:

April 3, 2024

DATE OF HEARING:

6:00PM, or as soon thereafter as possible

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 CITY COUNCIL** to consider the project shown below:

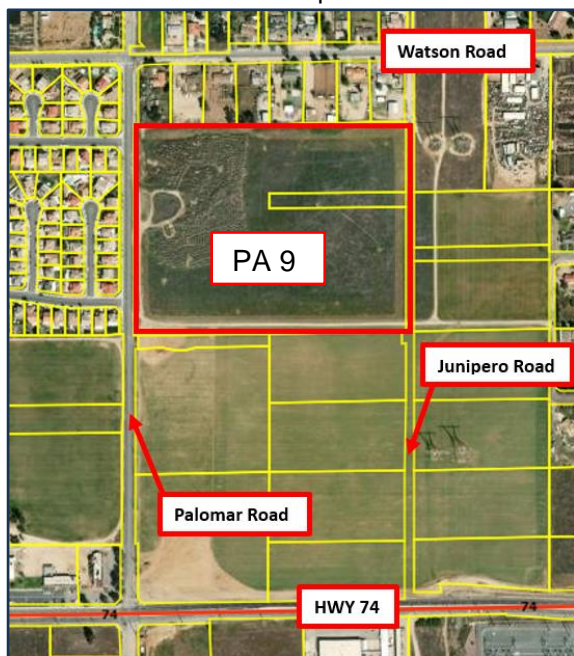
Project Title: "Menifee North Specific Plan Amendment No. 5, Tentative Tract Map No. 38132 and Tentative Tract Map No. 38133 – Addendum to the Menifee North Specific Plan Environmental Impact Report (EIR) (State Clearinghouse Number #1989100207)

Project Location: The project is located in two separate areas within the Menifee North Specific Plan, Planning Area 9 and newly proposed Planning Area 22.

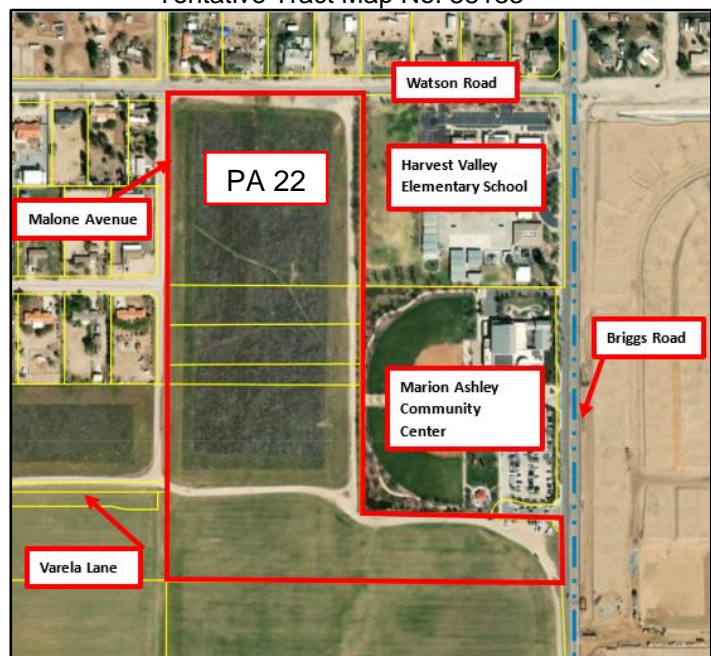
Tentative Tract Map No. 38132 (TTM 38132), proposed within Planning Area 9, is generally located on the east side of Palomar Road, approximately 350 feet south of the Watson Road and Palomar Road intersection (APN's: 329-100-010 and 329-100-003).

Tentative Tract Map No. 38133 (TTM 38133), proposed in newly proposed Planning Area 22, is located at the southeast corner of Watson Road and Malone Road directly adjacent to the Marion Ashley Community Center and Harvest Valley Elementary School (APN's: 327-320-001, 327-320-014, 327-320-015, 327-320-017, and 327-320-018).

Tentative Tract Map No. 38132



Tentative Tract Map No. 38133



The City Council will consider whether to approve the following project at a public hearing:

Menifee North Specific Plan Amendment (SPA) No. 5 (PLN21-0276 SPA) proposes to modify Planning Area 9 (PA 9) to increase the number of allowed dwelling units by 64 units (from 106 to 170), decreases the minimum lots size from 7,200 to 4,300 square feet, decreases the Planning Area 9 acreage by 1.1 acres (from 30.5 acres to 29.4 acres), and increases the density from 3.5 to 5.8 dwelling units per acre. The modifications to the acreage of each planning area are due to modifications to the frontage roadway configurations along Right-of-Way (ROW) boundaries for each Planning Area. Additionally, the amendment establishes development standards, permitted uses, and the location of a tot lot and water quality basin for PA 9.

Amendment No. 5 proposes to consolidate Planning Area 22 (PA 22) and Planning Area 23A (PA 23A) into Planning Area 22, decreases the number of allowed dwelling units by 64 units (from 209 to 145), establishes the combined Planning Area

22 acreage at 26.5 acres, a density of 5.5 dwelling units per acre and a minimum lot size of 3,700 square feet. Additionally, the amendment establishes development standards, permitted uses and the location of a tot lot and water quality for PA 22.

Furthermore, Amendment No. 5 proposes modified language and acreage calculations due to the removal of specific plan areas outside of City of Menifee Boundaries (areas located in unincorporated Riverside County east of Briggs Road) and updates the Circulation Plan within the Menifee North Specific Plan to be consistent with City of Menifee General Plan Circulation.

Tentative Tract Map No. 38132 (PLN21-0274 TTM) proposes to subdivide Planning Area 9 (29.4 acres) into 169 dwelling units at a density of 5.4 dwelling units per acre with the inclusion of a 0.15 acre tot lot and a 1.43 acre water quality basin. The lot sizes will range from 4,300 square feet to 11,801 square feet.

Tentative Tract Map No. 38133 (PLN21-0272 TTM) proposes to subdivide Planning Area 22 (26.5 acres) into 145 dwelling units at a density of 5 dwelling units per acre with the inclusion of a 0.15 acre tot lot and a 1.6 acre water quality basin. The lot sizes will range from 3,700 square feet to 10,836 square feet.

Environmental Information: An EIR for the approved Project was certified by the County in December of 1994 (State Clearinghouse No. 1989100207). The Certified EIR addressed potential impacts to the physical environment that would or may occur from implementation of the approved Project. An Addendum to the Certified EIR has been prepared in accordance with Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines. The City, as the lead agency under CEQA, has prepared an Addendum to the Certified EIR to consider environmental impacts associated with proposed Specific Plan Amendment and associated Tentative Tract Maps, which would entail changes to the Approved Menifee North Specific Plan Planning Areas 9, 22, and 23A. The amendment proposes changes to the aforementioned Planning Areas including, the combining of Planning Areas 22 and 23A, density, minimum lot sizes, development standards, land uses and number of proposed dwelling units.

The Addendum to the EIR, as well as all its technical appendices, can be accessed for review on the City website: <https://www.cityofmenifee.us/325/Environmental-Notices-Documents>. A hard copy of the FEIR can be viewed at: **Menifee City Hall** – 29844 Haun Road, Menifee, CA 92586.

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 of various hazardous sites).

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 the 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 or to provide written correspondence, please contact Brandon Cleary, at (951) 723-3761 or e-mail bcleary@cityofmenifee.us

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Brandon Cleary, Associate Planner
29844 Haun Road
Menifee, CA 92586