



**NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

TIME OF HEARING:
DATE OF HEARING:
PLACE OF HEARING:

**6:00 pm or as soon as possible thereafter
March 8, 2023
MENIFEE CITY COUNCIL CHAMBERS
29714 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: “Trumble Road Open Pit Restoration Project” Grading Permit No. 22-019 (GP 22-019)

Project Location: The project site is located east of Trumble Road, south of Watson Road, west of Sherman Road, and north of Illinois Avenue in the City of Menifee, County of Riverside, California (APN 329-240-046, -048, -049, and -051).

The Planning Commission will consider the adoption of a Mitigation Negative Declaration for the following project at a public hearing:

Rough Grading Permit No. 22-019 is a proposal for rough grading and restoration of 7.8 acres of an open pit located at 25675 Trumble Road. An Initial Study/Mitigated Negative Declaration for grading and restoration of 9 acres of the same open pit was previously approved under Grading Permit No. 17-087R (Planning Case No. 2017-361) in 2018. Note that there is overlap of the two project footprints. The previous Grading Permit No. 17-087R included 5,000 cubic yards (cy) of cut and 207,000 cy of fill. This new proposal (GP 22-019) proposes an additional 500 cy of cut and 239,000 cy of fill. No soil would be exported from the project site.

The import of clean soil would come from unrelated projects in the area, primarily in the City of Menifee and other surrounding areas of Western Riverside County that require export of soil to a local disposal site.

The proposed project is for grading of the site only. No permanent land uses are proposed. The Applicant would not be allowed to conduct a business onsite or sell materials from the site and would not be authorized to process or crush rock on the site for export off the site. Such action would require additional review and approvals of land use entitlements.



Project Data: **General Plan Land Use:** Economic Development Corridor (EDC); **Zoning:** Economic Development Corridor – Northern Gateway (EDC-NG)

Environmental Information: The City of Menifee Community Development Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a Mitigated Negative Declaration (MND). The Menifee Planning Commission will consider the proposed project and the proposed MND at the public hearing. In addition, 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 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 Ryan Fowler, Principal Planner, at (951) 723-3740 or e-mail rfowler@cityofmenifee.us, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Community Development Department office, located at 29844 Haun Road, Menifee, CA 92586.

Public Review Period: The IS/MND is being circulated for a **20-day review period** pursuant to State law, estimated to start on **February 13, 2023** and close on **March 6, 2023**. The IS/MND can be found at the following web address: <http://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

Please send all written correspondence to:
CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Ryan Fowler, Principal Planner
29844 Haun Road
Menifee, CA 92586