



NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: June 7, 2023
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:

Major Modification No. PLN21-0199 and Zoning Code Amendment No. PLN21-0201 for Tentative Tract Map No. 31194 – “Golden Meadows”

Project Location:

The project site is located north of Wickerd Road, south of Garbani Road, west of Haun Road and east of Murrieta Road (APN 360-300-002 through 360-300-006, 360-300-009 and 360-350-001).

General Plan Land Use:

2.1-5 du/ac Residential (2.1-5R) and Rural Residential – 5 Acre Minimum (RR5)

Zoning:

Planned Development Overlay (PDO-5)



Background:

On February 8, 2023, the Planning Commission held a duly noticed public hearing and voted 5-0-0 to recommend a denial of Zoning Code Amendment No. PLN21-0201 and Major Modification No. PLN21-0199 for Golden Meadows – TR 31194, along with the Addendum to the certified Final Environmental Impact Report (EIR).

The City Council will hold a public hearing to receive public testimony and consider denial of the following project:

Major Modification (MJMOD) No. PLN21-0199 proposes a Major Modification to Phase 4 of approved Tentative Tract Map No. 31194 by increasing the residential lot count from 156 residential lots to 259 residential lots within the previously approved project development area within Phase 4 (approximately 46.5-acres). The residential lots within Phase 4 will range in size from 3,780 sq. ft. to 10,525 sq. ft. with an average lot size of 4,856 sq. ft. The project proposes nine (9) open space lots including a 3.23-acre park and a 0.61-acre recreation/club house area.

Zoning Code Amendment (ZCA) No. PLN21-0201 proposes text revisions to Planned Development Districts - Section 9.155.030(E) (PD-5: Golden Meadows {TR 31194}) of the City of Menifee Municipal Code for purposes of establishing new minimum development standards to support the increase in residential density within Phase 4 of Tentative Tract Map No. 31194.

Environmental Information:

An EIR for the Approved Project was certified by the County on April 10, 2007 (State Clearinghouse No. 2003061122). 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 for the proposed project in accordance with Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and taken before the Planning Commission. The City, as the lead agency under CEQA, prepared an Addendum to the Certified EIR to consider environmental impacts associated with proposed Major Modification and Zoning Code Amendment, which would entail changes to Phase 4 of approved TTM No. 31194 and changes to the approved zoning code through a zoning text amendment. However, the recommendation of the Planning Commission is to deny the project, including the Addendum.

Per Section 15270(a) of the State Guidelines, CEQA does not apply to projects which a public agency rejects or disapproves. Therefore, it is with certainty that there is no possibility that use determination in question may have a significant effect on the environment.

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 hearing and comments, 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 Russell Brown, at (951) 723-3745 or e-mail rbrown@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: Russell Brown, Senior Planner
29844 Haun Road
Menifee, CA 92586