



NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: September 6, 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 Meniffee Municipal Code, before the **CITY OF MENIFEE CITY COUNCIL** to consider the project shown below:

Project Title: Street Vacation No. 22-002, Vacating of a Portion of Public Right-of-way at the Entrance to Tract 32628, Adler Ranch

Project Location: The proposed street vacation is for a portion of right-of-way located on the south side of Craig Avenue and east of Antelope Road.

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

Street Vacation No. 22-002 (VAC22-002), A developer-initiated request to vacate a portion of existing right-of-way to provide proper alignment of a planned community entrance into the Adler Ranch residential development. The portion of right-of-way to be vacated is approximately 11.8' wide and 63.4' long, for a total area of approximately 442.89 square feet. The legal description of the parcel is as follows:

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

PARCEL 1

BEING A PORTION OF PARCELS "A" AND "B" OF LOT LINE ADJUSTMENT NO. 22-002, RECORDED SEPTEMBER 13, 2022, AS DOCUMENT NO. 2022-0392932, OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF CRAIG AVENUE (30.00 FOOT HALF WIDTH) AND WILLOWOOD WAY (29.00 FOOT HALF WIDTH) AS SHOWN ON TRACT MAP NO. 32628, FILED IN BOOK 427, AT PAGES 18 THROUGH 24, INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY;

THENCE SOUTH 00°30'44" WEST ALONG THE CENTERLINE OF SAID WILLOWOOD WAY AS SHOWN ON TRACT NO. 32628, AS PER MAP RECORDED IN BOOK 427, PAGES 18 THROUGH 24, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, A DISTANCE OF 45.00 FEET TO A LINE PARALLEL WITH AND 45.00 FEET SOUTHERLY OF SAID CENTERLINE OF SAID CRAIG AVENUE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID CENTERLINE ALONG SAID PARALLEL LINE, NORTH 89°29'16" WEST, A DISTANCE OF 31.70 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID CRAIG AVENUE;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY RIGHT OF WAY LINES OF SAID CRAIG AVENUE;

- 1) SOUTH 47°24'12" WEST, A DISTANCE OF 11.83 FEET;
- 2) NORTH 89°29'16" WEST, A DISTANCE OF 46.13 FEET;
- 3) NORTH 46°22'14" WEST, A DISTANCE OF 11.83 FEET TO SAID PARALLEL LINE;

THENCE SOUTH 89°29'16"EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 31.70 FEET TO THE CENTERLINE OF SAID WILLOWOOD WAY AND **THE TRUE POINT OF BEGINNING**.

CONTAINING 442.89 SQUARE FEET, MORE OR LESS.

Environmental Information: The proposed street vacation is not subject to the California Environmental Quality Act (CEQA) in that the activity is covered by the general rule that CEQA applies only to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment as provided in CEQA section 15060(c)(2) and 15061(b)(3). Where it can be seen with certainty, as in this case, that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Any person wishing to comment on the proposed street vacation may do so in writing between the date of this notice and the public hearing; or, may appear 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 vacation.

For further information regarding this project, please contact Steve Strapac, at (951) 723-3773 or e-mail sstrapac@cityofmenifee.us, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. The full exhibits for the proposed street vacation project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at Menifee City Hall, located at 29844 Haun Road, Menifee, CA 92586.

Please send all written correspondence to:

CITY OF MENIFEE PUBLIC WORKS AND ENGINEERING DEPARTMENT
Attn: Steve Strapac, Principal Engineer
29844 Haun Road
Menifee, CA 92586