



NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: October 4, 2023
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS**
29844 Haun Road, Menifee, CA 92586

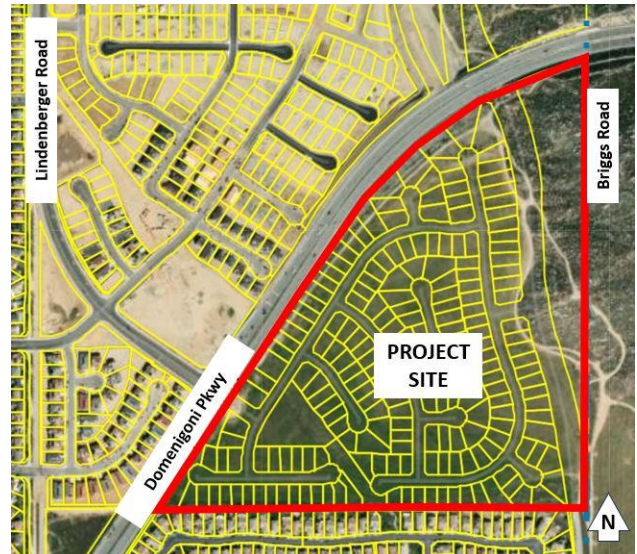
A PUBLIC HEARING has been scheduled, pursuant to the City of Menifee Municipal Code, before the **CITY OF MENIFEE CITY COUNCIL** to consider the project shown below:

Project Title:

Parcel Map 38627 - Reversion to Acreage for Tract Map 32101, Banner Park South, by Diamond Brothers Five Partnership, LP

Project Location: The project site is located south of Domenigoni Parkway and west of Briggs Road within the Menifee Village Specific Plan, in the City of Menifee.

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



Parcel Map 38627, being a Reversion to Acreage of Lots 1 through 197, inclusive, a portion of lettered lot "A", and all of the lettered lots "B" through "M", inclusive of Tract No. 32101, in the City of Menifee, County of Riverside, State of California, per map recorded in Book 446, Pages 42 through 49, inclusive, Official Records of Riverside County, State of California. Located in section 36, Township 5 South, Range 3 West, S.B.M.

Parcel Map 38627 is under consideration for reversion to acreage and would remove the previously recorded parcel and lot designations associated with the prior recorded tract map no. 32101 and would return the existing 197 single-family residential lots and various non-residential lots back to a single parcel.

Environmental Information:

The proposed Project does not include any physical changes to the Project site, nor is there any pending development anticipated as a result of the reversion to acreage ("Project"). Therefore, staff has determined that the Project is exempt under the California Environmental Quality Act (CEQA) Guidelines, Title 14 of the California Code of Regulations Section 15061(b)(3), to which CEQA applies only to projects that have the potential for causing a significant effect on the environment. This exemption is based on the fact that it can be seen with certainty that there is no possibility that the activity in question may have

a significant effect on the environment, and therefore the activity is not subject to CEQA. Additionally, staff has concluded that there are no exceptions to the use of the exemption for the Project as the Reversion to Acreage will not create cumulative impacts, nor are there unusual circumstances related to the Project site that would cause a significant effect on the environment. A CEQA exemption is therefore recommended.

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 comments, please contact Steve Strapac, at (951) 723-3773 or email sstrapac@cityofmenifee.us, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. To view the case file information electronically for the proposed project, contact the Public Works 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 PUBLIC WORKS/ENGINEERING DEPARTMENT
Attn: Steve Strapac, Principal Engineer
29844 Haun Road
Menifee, CA 92586