



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

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: June 24, 2020
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS VIA:**
<https://meetings.ringcentral.com/j/1496375960> OR
By calling (623) 404-9000, ID #149 637 5960

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: “Haun and Holland Mixed Use Center” Tentative Parcel Map No.37121 (Planning Application No. 2016-135)

Project Location: The project site is bound by Interstate 215 (I-215) to the east, Haun Road to the west, Holland Road to the south, and Piedra Road to the North (APN 360-130-003), within the City of Menifee, County of Riverside, State of California.

Project Proposal: Tentative Parcel Map No. 37121 proposes to subdivide the approximately 37 acre site into six (6) parcels for the potential future development of commercial, office, retail and/or industrial uses and dedicates a portion of the parcels to public streets. As the site lies within the General Plan land use designation of Economic Development Corridor – Community Core (EDC-CC), it must comply with the EDC zoning in accordance with Menifee Municipal Code (MMC) Chapter 9.140 and include a Conceptual Master Plan (CMP). The CMP identifies anticipated future uses for the Project and how they relate to existing or proposed development on adjacent properties. CMP's are reviewed on an administrative level by the City's Community Development Director and are not formally approved or adopted. For this project, the CMP is being utilized to establish uses and intensities for the impact analysis. Only the tentative parcel map would be formally approved.



As the site lies within the General Plan land use designation of Economic Development Corridor – Community Core (EDC-CC), it must comply with the EDC zoning in accordance with Menifee Municipal Code (MMC) Chapter 9.140 and include a Conceptual Master Plan (CMP). The CMP identifies anticipated future uses for the Project and how they relate to existing or proposed development on adjacent properties. CMP's are reviewed on an administrative level by the City's Community Development Director and are not formally approved or adopted. For this project, the CMP is being utilized to establish uses and intensities for the impact analysis. Only the tentative parcel map would be formally approved.

Project Data: General Plan Land Use: Economic Development Corridor-Community Corridor (EDC-CC). **Zoning:** Economic Development Corridor-Community Corridor (EDC-CC).

Environmental Information: A Notice of Availability of the Draft Initial Study/Mitigated Negative Declaration (DMND) was published in the Press Enterprise on May 19, 2020 and mailed to surrounding property owners within 700 feet, stating that copies of the IS/MND were available for public review at the City of Menifee City Hall, the Sun City Library and Paloma Valley Library. The public review period was for the State-mandated 30 days, from May 19, 2020, through June 18, 2020. 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 IS/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). The IS/MND can be found at the following web address: <http://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

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 Jason Moquin, at (951) 462-7353 or e-mail jmoquin@rinconconsultants.com, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. To view the case file electronically for the proposed project contact the Community Development 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: Jason Moquin, Contract Planner
29844 Haun Road
Menifee, CA 92586

Governor's Office of Planning & Research

JUN 16 2020

STATE CLEARINGHOUSE