



**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: November 12, 2025
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 PLANNING COMMISSION** to consider the project shown below:

Project Title: Tentative Tract Map No. PLN 24-0136 and Plot Plan No. PLN 24-0137 (“Cypress Sands”)

Project Location:

The project site is located north of Tioga Lane, east of Chatham Lane, south of Chambers Avenue, and west of Antelope Road (APN: 333-050-034). The project includes a main point of access off Tioga Lane and a secondary emergency vehicle access off Chambers Avenue.

General Plan Land Use and Zoning:

8.1-14 Dwelling Units/Acre (8.1-14R) and Medium Density Residential (MDR)

The Planning Commission will consider the following project at a public hearing:

Tentative Tract Map No. PLN 24-0136 proposes a subdivision for condominium purposes of 8.15 adjusted gross acres (7.34 net acres) into one (1) lot to accommodate a proposed “row townhome” project consisting of 132 units.



Plot Plan No. PLN 24-0137 proposed development of a 132-attached-unit “row townhome” project. The project includes an open plan recreation area and 295 parking spaces.

Senate Bill 330: Tentative Tract Map No. PLN24-0136 (Tentative Tract Map No. 39364) and Plot Plan No. PLN24-0137 – “Cypress Sands” are subject to the provisions of Senate Bill 330 Housing Crisis Act of 2019 (SB330).

State Density Bonus Law (DBL): The Project is utilizing the State Density Bonus Law (SDBL) to obtain a density bonus of up to 20% (above base density). To comply with the SDBL, the Project will reserve six units, or 5.4% of the base unit count, for very low-income households. The Project qualifies for the benefits and protections afforded under the SDBL.

Environmental Information: The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The City of Menifee Community Development Department determined the above project would not have a significant effect on the environment and recommends adoption of a Mitigated Negative Declaration. The Menifee Planning Commission will consider the project and Mitigated Negative Declaration along with the Mitigation Monitoring and Reporting Program (MMRP) at the public hearing. Public Review Period: The IS/MND is being circulated for a 30-day review period pursuant to State law. The public review period will start on October 5, 2025 and close on November 4, 2025. All comments on the IS/MND

must be submitted in writing to the address or e-mail provided below and received by Tuesday, November 4, 2025. 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 Ryan Fowler 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>. 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: Ryan Fowler, Principal Planner
29844 Haun Road
Menifee, CA 92584