



NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: July 8, 2026
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 PLANNING COMMISSION** to consider the project shown below:

Project Title: "Del Oro Townhomes"
Tentative Tract Map No. 39395 PLN25-0206
and Major Plot Plan PLN25-0207

Project Location: The project site is located at the north west corner of Holland Road and Palomar Road in the City of Meniffee, County of Riverside (APN: 364-070-049)

General Plan Land Use and Zoning: 20.1-24 du/acre, High Density Residential (HDR)

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



Project Description: Tentative Tract Map (TTM) No. PLN25-0206 (TTM 39395) and Major Plot Plan No. PLN25-0207 – Del Oro Townhomes Condominium Map (APN: 364-070-049) proposes a residential subdivision of 104 attached townhomes on the north west corner of Holland Road and Palomar Road in the City of Meniffee. The Applicant is proposing to utilize the provisions of SB330. The project includes a main access point on Palomar Road with an exit only access point on Holland Road. Amenities include open turf area, bbq's, shade structure, tot lot, picnic tables with scattered dog stations throughout, and a walking loop around the perimeter of the project site.

Environmental Information: The City of Meniffee has determined that the proposed project will not have a significant effect on the environment and recommends adoption of a Mitigated Negative Declaration focusing on potential biological resources pursuant to Senate Bill 131 (SB 131). SB 131 specifies that, for proposed housing development projects that would otherwise be exempt from CEQA pursuant to a statutory exemption, or specified categorical exemptions adopted before January 1, 2026, but for a single condition (Biological Resources), application of CEQA is limited to the effects upon the environment caused solely by that single condition. An Initial Study/Mitigated Negative Declaration focusing solely on Biological Impacts was performed. The City has also determined that the Project is eligible under CEQA Guidelines Section 15183, which exempts the project from further environmental review for any housing development project that is consistent with the City's General Plan or zoning for which an EIR was certified.

Public Review Period: The Limited IS/MND will be circulated for a 20-day public review period pursuant to State law. The public review period is June 10, 2026 to June 30, 2026. The IS/MND can be found at the following web address: <https://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 or to provide written comments, please contact Brandon Cleary, at (951) 723-3761 or e-mail bcleary@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: Brandon Cleary, Associate Planner
29844 Haun Road
Menifee, CA 92586