



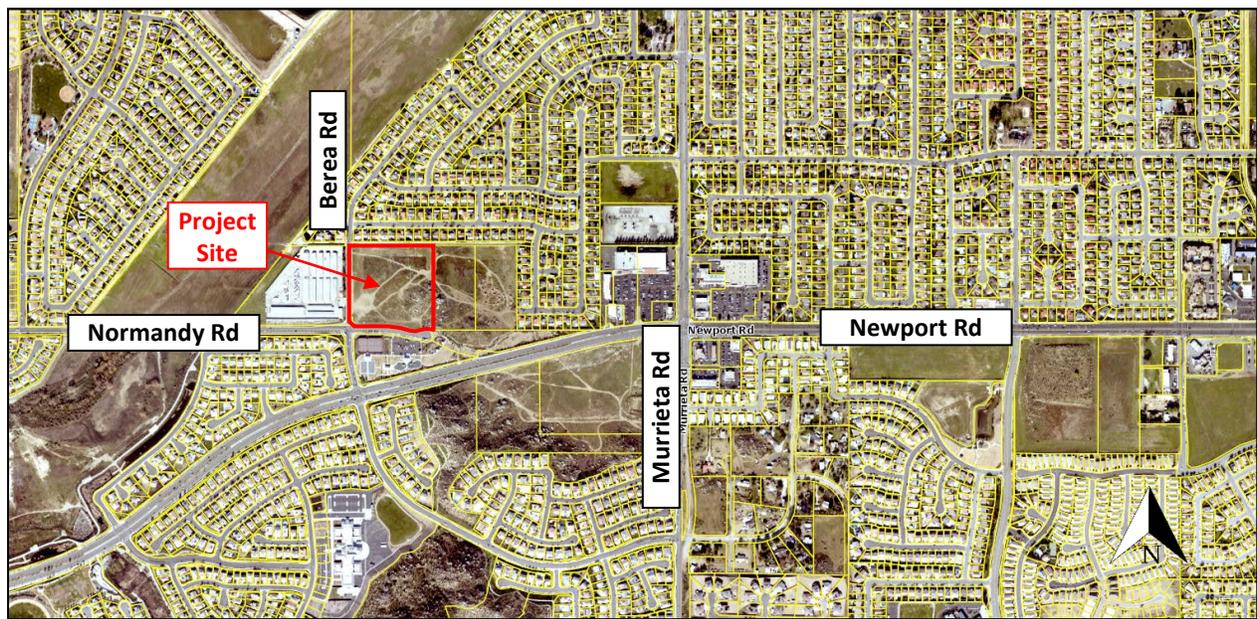
**NOTICE OF PUBLIC HEARING  
AND  
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.  
DATE OF HEARING: November 10, 2021  
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS**  
29844 Haun Road, Menifee, CA 92586  
*Note: To confirm means and methods for participation, see the agenda, which will be posted at least 72 hours prior to the meeting at:*  
<https://www.cityofmenifee.us/agendas>

**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:** Plot Plan No. PLN 20-0167 and Conditional Use Permit No. PLN 20-0165 (“The Boulders” Mixed-Use Project)

**Project Location:** The project site is located at the northeast corner of Normandy Road and Berea Road within the City of Menifee, County of Riverside, State of California (APN:339-200-080).



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

**Plot Plan No. PLN 20-0167** proposes development of a mixed-use commercial and multiple family residential project consisting of a three-story office building with an area of 21,310 (net) square feet, an 8,250 (net) square-foot day care building with outdoor play area and 234-unit apartment complex consisting of nine (9) three-story apartment buildings and one (1) 3,455 (net) square foot clubhouse on 10.14 gross acres.

A total of 429 parking stalls (covered and uncovered) are proposed for the overall project. There will be three (3) points of access, one (1) off of Normandy Road and two (2) off of Berea Road. Access to vacant property to the east will be provided from one (1) driveway.

**Conditional Use Permit No. PLN 20-0165** would allow for the multi-family apartment complex and the day care center proposed under Plot Plan No. PLN20-167.

**Environmental Information:** 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. The Menifee Planning Commission will consider the proposed project and the proposed Mitigated Negative Declaration along with the Mitigation Monitoring and Reporting Program (MMRP) 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).

**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 4, 2021** and close on **November 4, 2021**. All comments on the IS/MND must be submitted **in writing** to the address or e-mail provided below and received **no later than 5:00 PM Thursday, November 4, 2021**. 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 via email at [rfowler@cityofmenifee.us](mailto:rfowler@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 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 92586