



CITY OF MENIFEE

Community Development Department

Cheryl Kitzerow – Community Development Director

Notice of Determination

TO:
 Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County Clerk
County of Riverside
2720 Gateway Drive, Riverside, CA 92507

FROM:
Lead Agency: City of Menifee
Community Development Department
Address: 29844 Haun Road
Menifee, CA 92586
Contact Person: Ryan Fowler, Principal Planner
Phone Number: 951-723-3740

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021100027

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

Project Applicant: Boulders Menifee LLC (Attn: Rich Wilson), 15916 Bernardo Center Drive, San Diego, CA 92127 (760-489-9563)

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).

Project Description:

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.

This is to advise that the City of Menifee Planning Commission, as the lead agency, has approved the above-referenced project on November 10, 2021, and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration and record of project approval is available to the general public at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586 or by contacting the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M.

NOTICE OF DETERMINATION
Page 2

Ryan Fowler

City Contact Person

(951) 723-3740

Phone Number


Signature

Principal Planner

Title

11/15/2021

Date

Date Received for Filing and Posting at OPR: 11/16/2021

CDFW fees of \$2,480.25 and County filing fee of \$50.00 are applicable for this project.

FOR COUNTY CLERK'S USE ONLY