



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 Dr., Riverside, CA 92507

FROM:

Lead Agency: City of Menifee Com. Dev. 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: "Boulders Mixed Use Project" – Plot Plan Major Modifications No. PLN 22-0120 and Conditional Use Permit No. PLN 22-0119

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: **Conditional Use Permit Minor Modification No. PLN 22-0119** proposes a minor modification to the previously approved Conditional Use Permit No. 20-0165. It includes an increase in the number of classrooms within the same general building footprint of the day care building previously approved under Plot Plan No. PLN 20-0167 and Conditional Use Permit No. PLN 20-0165. The number of classrooms would increase from 5 to 10 and the number of anticipated students would in turn increase from 120 to 153.

Plot Plan Major Modification No. PLN 22-0120 proposes construction of a two-level parking podium adjacent to the previously approved (not-yet-constructed) office building. The parking podium would include 95 stalls (47 ground-level standard stalls and 48 upper-level standard stalls). This change would increase the total number of parking stalls from a total of 431 to 477 (an increase of 46 stalls).

The Major Modification also includes a modification to the previously approved (not-yet-constructed) day care building. The day care building was approved as an 8,250 net sq. ft. (8,270 gross sq. ft.) building and the proposed building would be 8,417 net sq. ft. (8,618 gross sq. ft.).

The Major Modification also includes a modification to the previously approved (not-yet-constructed) office building. The office building was approved as an 25,745-square-foot building and the proposed building would be 26,861 square feet.

Background: The Boulders Mixed Use Project was originally approved by the City of Menifee Planning Commission under Plot Plan No. PLN 20-0167 and Conditional Use Permit No. PLN 20-0165 on November 10, 2021, which was approved for a mixed-use commercial and multi-family residential project consisting of a three-story office building with an area of 21,310 square feet, an 8,250 square-foot day care building with outdoor play area and 234-unit apartment complex consisting of nine (9) three-story apartment buildings and a 3,455 square clubhouse on 10.14 gross acres.

This is to advise that the City of Menifee Community Development Department, as the lead agency, has approved the above-referenced project on December 14, 2022, and has made the following determinations regarding the above described project:

1. The proposed project will not have a significant effect on the environment. Impacts for the project area were previously addressed and mitigation measures adopted as part of the Boulder Mixed Use Project Initial Study/Mitigated Negative Declaration (IS/MND).
2. The IS/MND (SCH#2021100027) was prepared for the Boulder Mixed Use Project pursuant to the provisions of CEQA. No further environmental documentation is required because:
 - a. All potentially significant effects of the proposed project have been adequately analyzed in an earlier IS/MND (SCH#2021100027) adopted by the City of Menifee pursuant to applicable legal standards;
 - b. All potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier IS/MND;
 - c. The proposed project will not result in any new significant environmental effects not identified in the earlier IS/MND;
 - d. The proposed project will not substantially increase the severity of the environmental effects identified in the earlier IS/MND;
 - e. No considerably different mitigation measures have been identified; and
 - f. No mitigation measures found infeasible have become feasible.

NOTICE OF DETERMINATION

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3. Mitigation measures were made a condition of the approval of the Boulder Mixed Use Project and are applicable to this project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted for the IS/MND and the project is subject to the Program.
5. Findings were made pursuant to the provisions of CEQA.

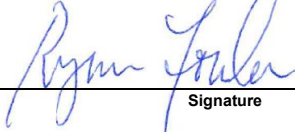
This is to certify that the FEIR with comments and responses and record of project approval is available to the general public at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586.

Ryan Fowler

City Contact Person

(951) 723-3740

Phone Number



Signature

Principal Planner

Title

12/15/2022

Date

Date Received for Filing and Posting at OPR: _____

OR COUNTY CLERK'S USE ONLY