



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: April 12, 2023
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:

DEV2022-006 – Village at Junipero Multi-family Project

Tentative Tract Map No. PLN22-0268 (TM38340) and Major Plot Plan No. PLN22-0030

Project Location:

The project is located north of McCall Blvd, east of Junipero Road, south of Heritage Lakes Drive and west of Menifee Road (333-070-018, 333-070-019 & 333-070-053).

General Plan Land Use and Zoning:

8.1-14 Residential Dwelling Units/Acres and Medium Density Residential



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

Tentative Tract Map No. PLN22-0268 (TM38340) and Major Plot Plan No. PLN22-0030 proposes a multi-family residential project consisting of 240 market-rate apartment units on a vacant 17.20-acre site located north of McCall Blvd and west of Menifee Road. The proposed project consists of 24 apartment buildings (containing ten {10} units per building) with individual units ranging from one (1) to three (3) bedrooms and each unit containing a one (1) or two (2) car garage. A total of 523 parking spaces are being proposed, of which, 384 parking spaces will be located within a garage and the remaining 139 parking spaces will be uncovered surface parking spaces. The project proposes a community pool area and two-story clubhouse, along with additional community gathering areas such as a Tot Lot, a Dog Park and internal paseos containing shade structures and BBQ areas.

Environmental Information:

Public Review Period: **March 17th, 2023 – April 5, 2023**

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).

The IS/MND is being circulated for a review period pursuant to State law. All comments on the IS/MND must be

submitted in writing to the address or e-mail provided below and received no later than **Wednesday, April 5th, 2023**. 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 Russell Brown, at (951) 723-3745 or e-mail rbrown@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: Russell Brown, Senior Planner
29844 Haun Road
Menifee, CA 92584