



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
 2724 Gateway Drive, Riverside, CA 92507

FROM:
 Lead Agency: City of Menifee
 Community Development Department
 Address: 29844 Haun Road
 Menifee, CA 92586
 Contact Person: Russell Brown, Senior Planner
 Phone Number: 951-723-3745

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the California Public Resources Code.

State Clearinghouse Number: 2023030466

Project Title: Village at Junipero Multi-family

Project Applicant: Bill Cunningham, North Bayport – whc@tuffli.com

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).

Project Description: 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.

THIS IS TO ADVISE that the City of Menifee Planning Commission, as the lead agency, adopted a Mitigated Negative Declaration on April 12, 2023, and filed and posted a Notice of Determination with the County of Riverside, Clerk of the Board of Supervisors on April 13, 2023, making the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA, and this Mitigated Negative Declaration is adequate for this approval. See, e.g., CEQA Guidelines § 15162.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A Mitigation Reporting or Monitoring Plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Final MND and record of project approval is available for review at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586.

Russell Brown Senior Planner April 13, 2023
 Signature Title Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY