



**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: August 9, 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:

DEV2022-002 Tentative Tract Map No. 38346 (PLN22-0003), Plot Plan No. PLN22-0004

Project Location:

The project site is located on the northwest corner of Rouse Road and Menifee Road within the City of Menifee, County of Riverside, State of California (APNs: 331-250-028, 029, 030).

General Plan Land Use and Zoning:

20.1-24 du/ac Residential (20.1-24 R) and High Density Residential (HDR)

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

Tentative Tract Map No. 38346 (PLN22-0003), Plot Plan No. PLN22-0004 collectively referred to as DEV2022-022 proposes a multi-family residential project consisting of 162 two (2) story condominiums on an approximately 9.5 gross acre site on the northwest corner of Rouse Road and Menifee Road. The proposed project consists of 37 one (1) bedroom units, 63 two (2) bedroom units, and 62 three (3) bedroom units. A total of 352 parking spaces are being proposed, of which, 287 parking spaces will be located within a garage. The project will provide recreational amenities and proposes a community pool area, a community clubhouse, along with a Dog Park and internal paseos which will serve to connect the project. The project will also have associated offsite improvements proposed along Rouse Road and Menifee Road designed and constructed consistent with City of Menifee design standards.

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 Initial Study and Mitigated Negative Declaration (IS/MND) 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: **July 14th, 2023 – August 2nd, 2023**

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 **5:00 PM Wednesday, August 2nd, 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 or to provide written comments, please contact Fernando Herrera, at (951) 723-3718 or e-mail fherrera@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: Fernando Herrera, Associate Planner
29844 Haun Road
Menifee, CA 92586