



**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: **March 13, 2024**
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:

**DEV2023-002 Di Capri Residential –
Tentative Parcel Map No. PLN23-0025
(TPM38674), Plot Plan No PLN23-0026**

Project Location:

The project site is located at the southwest corner of Murrieta Rd and Chambers Ave (APN 335-080-008).

General Plan Land Use:

5.1-8 Residential du/ac

Zoning:

Low-Medium Density Residential (LMDR)



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

DEV2023-002 - Di Capri Residential proposes to subdivide an existing 7.65-net acre vacant lot into three (3) parcels for condominium purposes supporting 61 single-family units along with 3 common areas and a retention basin. The project proposes a density of 7.97 du/ac. The project includes three (3) architectural elevations (Craftsman, Farmhouse and Spanish) and four (4) unique floor plans that range in habitable area from 1,766 square feet to 2,022 square feet. The project includes approximately 147,141 square feet of irrigated landscaped area.

Environmental Information:

Public Review Period: **February 11, 2024 – March 1, 2024 (20-days)**

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 **Friday, March 1, 2024**. 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