



CITY OF MENIFEE

Planning 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

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 21152 of the California Public Resources Code.

State Clearing House No. SCH#2024050900

Project Title: Notice of Determination for Villagio Villas – General Plan Amendment PLN21-0377, Zone Change PLN21-0376 and Plot Plan PLN21-0375

Project Applicant: Ali Fartash 17992 Cowan Irvine, CA 92714 - 949.723.8910

Project Location: The Project site is located south of McCall Boulevard and east of Interstate 215 at the southern terminus of Encanto Drive (APN: 336-030-016).

Project Description: General Plan Amendment (GPA) No. PLN21-0377 and Zone Change (ZC) No. PLN21-0376 is required as the proposed Project site was previously part of the freeway right-of-way (owned by Caltrans) and had no Zoning or General Plan Land Use designations. The proposed General Plan Land Use density is 20.1-24 dwelling units per acre (du/ac) with a Zoning designation of High Density Residential (HDR) both of which are consistent with nearby land uses.

Plot Plan (PP) No. PLN21-0375 proposes two new two-story apartment buildings totaling 22,588 square feet at an existing apartment complex (“Villagio Villas”) located at the terminus of Encanto Drive. The Project site is approximately 0.82 acres and total site area is approximately 6.99 acres when including the existing apartment site. Each building includes 12 units (24 total) bringing the total number of units within the Villagio Villas apartment complex to 120 units (96 existing). 25 percent of the proposed units (six units) will be set aside as low income and will be counted towards the City’s Regional Housing Needs Allocation (RHNA) numbers. The Project includes a 600 square-foot maintenance building and approximately 21,000 square feet of newly landscaped area.

This is to advise that the City of Menifee, as the lead agency, has approved the above-referenced project on **August 21, 2024**, and has made the following determinations:

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 Mitigated Negative Declaration for Villagio Villas 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.

Signature

Russell Brown, Senior Planner
Title

August 21, 2024
Date

Date Received for Filing and Posting at OPR: _____

County filing fee of \$50.00 is applicable for this project.

FOR COUNTY CLERKS USE ONLY

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