



**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 21, 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 Meniffee Municipal Code, before the **CITY OF MENIFEE CITY COUNCIL** to consider the project shown below:

**Project Title:**

**GENERAL PLAN AMENDMENT NO. PLN21-0376, CHANGE OF ZONE No. PLN21-0377 and PLOT PLAN No. PLN21-0375 for Villagio Villas Apartment Building Addition**

**Project Location:**

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

**Existing General Plan Land Use / Zoning:**

*None (ROW)*

**Proposed General Plan Land Use:**

*20.1 – 24 du/ac Residential*

**Proposed Zoning:**

*High Density Residential (HDR)*

**The City Council will consider approving the following project at a public hearing:**



**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.

**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 (MND). The Menifee City Council will consider the proposed project and the proposed MND 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 was circulated for public review pursuant to State law. The public review period for the MND was between May 20, 2024 – June 18, 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 City Council, and the City Council 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 City Council at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the City Council 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](mailto: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 92586