



**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: February 28, 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:

“Coronado Condos” – DEV2022-023 Tentative Tract Map (TTM) No. 38577 (PLN22-0232) and Plot Plan No. PLN22-0231.

Project Location:

The project site is generally located south of Thornton Avenue, east of Upper Crest Drive, north of Esther Lane, and west of Murrieta Road in the City of Menifee, County of Riverside, State of California. The project consists of two parcels APNs: 335-440-001 and 035).

General Plan Land Use and Zoning:

5.1-8 du/ac Residential (5.1-8 R) and Low Medium Density Residential (LMDR).

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

The proposed Coronado Condos consists of the development of 73 multi-family condominium units on an approximately 9.1-acre site (Project). The density of the Project would be 8.0 du/ac, which is within the allowable density range of 5.1-8 du/ac for land with the Low Medium Density Residential zoning designation. Interior livable space would consist of 2, 3, and 4-bedroom units ranging from approximately 1,292 square feet to 1,840 square feet. The maximum building height of the residences would be approximately 25 feet 9 inches. 236 parking spaces would be provided for residents and guests, inclusive of 146 garage spaces (2-car garage at each unit), 78 driveway spaces, and 12 additional spaces. Amenities within the development would include an approximately 71,601-square-foot common open space area inclusive of a dog park, tot lot with shade structure, bocce ball court, walking trail, open turf area, and both covered and uncovered bench seating. In addition, the project would provide approximately 100,881 square feet of private open space. Additional improvements include Off site improvements to the public right-of-way on Esther Lane and Thornton Avenue.

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: January 24, 2024 – February 23, 2024

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 on February 23, 2024**. The IS/MND can be found at the following web address: <http://www.cityofmenifee.us/325/Environmental-Notices-Documents>. A hard copy can be viewed at: **Menifee City Hall** – 29844 Haun Road, Menifee, CA 92586.

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.

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Fernando Herrera, Associate Planner
29844 Haun Road
Menifee, CA 92586