



NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: September 28, 2022
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: “Vista Ridge Apartment Community” Plot Plan No. 2018-225

Project Location: The project is located at the northwest corner of Murrieta Road and Thornton Avenue with existing single family residential west, north and east of the property and vacant commercial retail to the south. (APN: 335-481-015).



The Planning Commission will consider the following project at a public hearing: Plot Plan No. 2018-225 The Project proposes a, two and three bedroom, thirty-(30)-unit apartment community, including 2-car garage with direct access to each unit. The Project site is a 2.65-acre parcel and will include landscaping throughout the development, and a picnic and playground area. The Project also proposes a total of 76 parking stalls. Access to the site will be provided on Thornton Avenue, and emergency apparatus access on Murrieta Road. No maintenance building or leasing office will be located onsite.

Project Data: General Plan Land Use: 8.1-14 R, Zoning: Medium Density Residential (MDR).

Environmental Information: The project has been determined to be Categorically Exempt (Class 32 – Section 15332, “In-Fill Development Projects”) under the California Environmental Quality Act (CEQA) and CEQA Guidelines. Class 32 consists of projects characterized as in-fill development and can adequately be served by all utility purveyors. The Project is zoned Medium Density Residential (MDR) which allows single-family, and multi-family residences, including townhomes with a density range of 8 to 14 dwelling units per acre, and is consistent with the standards and policies set forth in the general plan and zoning code. The Project site is 2.65 gross acres and is generally surrounded by residential to the west, north and east and vacant commercial retail to the south. The Project site does not support the possibility of endangered or threatened species, because the site is disturbed, and there is an existing foundation from previous development, additionally, the site is not viable for endangered species. The project has been reviewed and it was determined it will not have an adverse effect related to traffic, noise, air quality, or water quality. 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).

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 Desiree McGriff, at (951) 723-3770 or e-mail dmgriff@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: Desiree McGriff, Associate Planner
29844 Haun Road
Menifee, CA 92586