



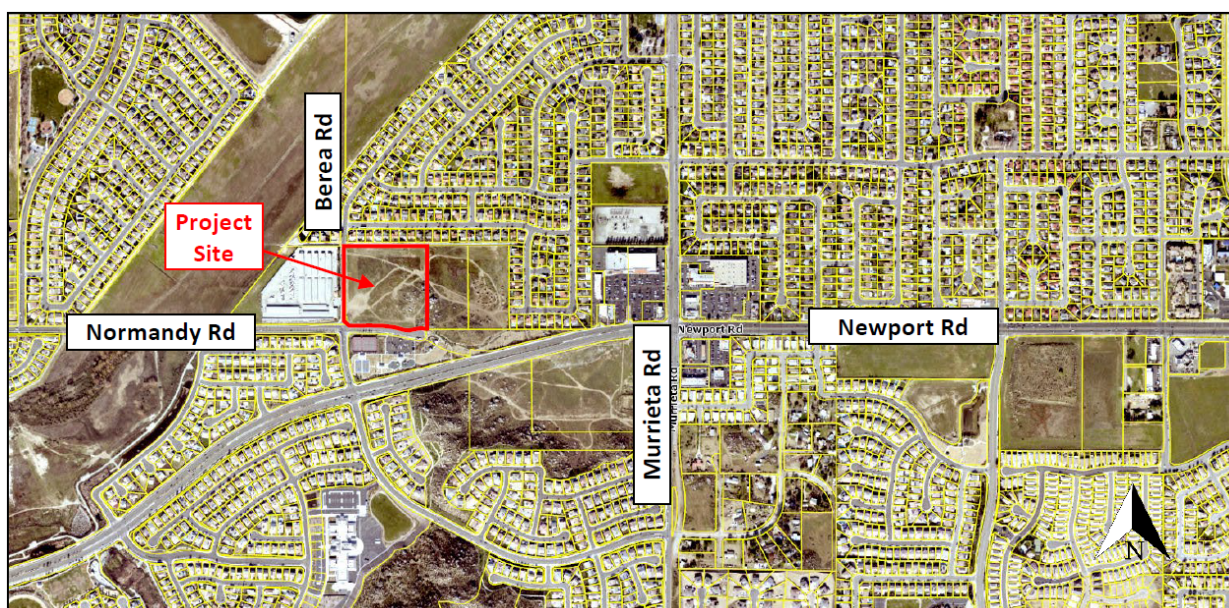
NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: December 14, 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: Planning Applications for “Boulders Mixed Use Project” – Major and Minor Modifications

Project Location: The project site is located at the northeast corner of Normandy Road and Berea Road in the City of Menifee, County of Riverside, California (APN: 339-200-080).



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

Conditional Use Permit Minor Modification No. PLN 22-0119 proposes a minor modification to the previously approved Conditional Use Permit No. 20-0165. It includes an increase in the number of classrooms within the same general building footprint of the day care building previously approved under Plot Plan No. PLN 20-0167 and Conditional Use Permit No. PLN 20-0165. The number of classrooms would increase from 5 to 10 and the number of anticipated students would in turn increase from 120 to 153.

Plot Plan Major Modification No. PLN 22-0120 proposes a major modification to the previously approved Plot Plan No. 20-0167. It includes the construction of a two-level parking podium adjacent to the previously approved (not-yet-constructed) office building. The parking podium would include 95 stalls (47 ground-level standard stalls and 48 upper-level standard stalls). This change would increase the total number of parking stalls from a total of 431 to 477 (an increase of 46 stalls).

The Major Modification also includes a modification to the previously approved (not-yet-constructed) day care building. The day care building was approved as an 8,370-gross-sq. ft. building and the proposed building would be 8,616 gross sq. ft.

The Major Modification also includes a modification to the previously approved (not-yet-constructed) office building. The office building was approved as an 25,745-sq. ft. building and the proposed building would be 26,861 square feet.

Background: The Boulders Mixed Use Project was originally approved by the City of Menifee Planning Commission under Plot Plan No. PLN 20-0167 and Conditional Use Permit No. PLN 20-0165 on November 10, 2021, which was approved for a mixed-use commercial and multi-family residential project consisting of a three-story office building with an area of 25,745 square feet, an 8,370-square-foot day care building with outdoor play area, and a 234-unit apartment complex consisting of nine (9) three-story apartment buildings with a 3,455 square clubhouse on 10.14 gross acres.

Project Data: General Plan Land Use: Economic Development Corridor – Newport Road (EDC-NR) **Zoning:** Economic Development Corridor – Newport Road (EDC-NR)

Environmental Information:

No Further Environmental Documentation is required, because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier Initial Study/Mitigated Negative Declaration (IS/MND) (SCH2021100027) adopted by the City of Menifee pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier IS/MND, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier IS/MND, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier IS/MND, (e) no considerably different mitigation measures have been identified, and (f) no mitigation measures found infeasible have become feasible. 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).

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear 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 Ryan Fowler, at (951) 723-3740 or e-mail rfowler@cityofmenifee.us, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Community Development Department office, located at 29844 Haun Road, Menifee, CA 92586.

Please send all written correspondence to:

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Ryan Fowler, Principal Planner
29844 Haun Road
Menifee, CA 92586