



**NOTICE OF PUBLIC HEARING
AND
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

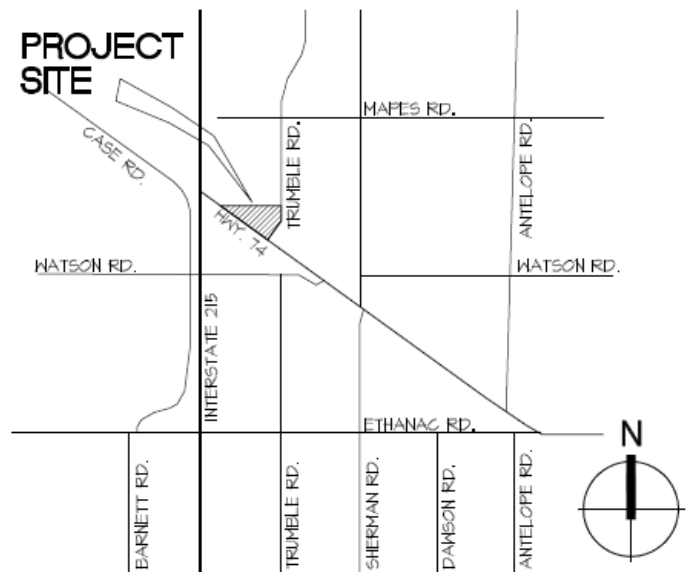
TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: December 11, 2019
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS
28944 HAUN ROAD
MENIFEE, CA 92586**

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: Tentative Parcel Map No. (PM) 2016-091 (PM 37145); Plot Plan (PP) 2016-290; Conditional Use Permit (CUP) 2019-082 – “On-Deck”

Project Location: The Planning Commission will consider the following project at a public hearing: Planning Application Tentative Parcel Map No. 2016-091 (PM37145) proposes a Schedule E subdivision of 5.01 gross acres (4.82 net acres) into four (4) commercial parcels ranging in size from 0.58 acre to 1.94 acres. Each of the proposed buildings/uses described under the plot plan would be located within separate parcels.

Plot Plan No. 2016-290 proposes the “On Deck Center,” a 29,449 square foot retail shopping and hotel center on 4.82 acres. The shopping center will include a 15,817 square foot 108-room hotel, a 5,500 square foot restaurant, a 3,000 square foot drive-thru fast food restaurant, a gas station with six (6) fueling pumps, and a 5,132 square foot convenience store with attached car wash. The plot plan also includes approval of a Master Sign Program for the neighborhood center featuring well designed decorative center and tenant monument identification signs and building signage capable of identifying the center’s tenants including the hotel, drive-through and dine-in restaurants, convenience store and fueling facility.



Conditional Use Permit No. 2019-082 proposes to allow for the gas station use and alcohol sales at the various uses proposed within the center, including: the sale of beer and wine for off-premises consumption at the proposed gas station and convenience store; the sale of beer, wine, and distilled spirits for onsite consumption at the proposed sit-down restaurant; and the sale of beer, wine, and distilled spirits for the hotel site. According to the EDC zone and Ordinance 348, the sale of alcoholic beverages for on-site consumption and for off-site consumption in conjunction with a gas station requires a conditional use permit. Approval of the CUP will also include Findings of Public Necessity and Convenience required by the California Department of Alcoholic Beverages Control (ABC) due to an overconcentration of alcohol licenses in the area.

Project Data: General Plan Land Use: Economic Development Corridor; **Existing Zoning:** Economic Development Corridor

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 Mitigated Negative Declaration, 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: The IS/MND is being circulated for a **30-day review period** pursuant to State law. The public review period will start on **October 24, 2019** and close on **November 22, 2019**. The City of Menifee is currently open Monday through Friday between 8:00am and 5:00pm. All comments on the IS/MND must be submitted **in writing** to the address provided below and received **no later than 5:00 PM Friday, November 22, 2019**. 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; 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, 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 Lisa Gordon, at (951) 723-3739 or e-mail lgordon@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: Lisa Gordon, Planning Manager
28944 Haun Road
Menifee, CA 92586