



CITY OF MENIFEE

Community Development Department

Cheryl Kitzerow - Community Development Director

Notice of Determination

TO:
 Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County Clerk
County of Riverside
2720 Gateway Drive, Riverside, CA 92507

FROM:
Lead Agency: City of Menifee
Community Development Department
Address: 29844 Haun Road
Menifee, CA 92586
Contact Person: Lisa Gordon, Planning Manager
Phone Number: 951-723-3739

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019109055

Project Title: "On Deck" Tentative Parcel Map No. (PM) 2016-291 (PM 37145); Plot Plan (PP) 2016-290; Conditional Use Permit (CUP) 2019-082; and Administrative Relief No. PLN19-0064

Project Applicant: Sunny Goyal, Vintners Distributors Inc., 41805 Albrae Street, Fremont, CA 94538 (Phone: 510-270-3411)

Project Location: The project site is located at the northwest corner of Highway 74 and Trumble Road within the City of Menifee, County of Riverside, State of California (APN 329-020-009, 329-020-022).

Project Description: **Tentative Parcel Map No. 2016-291 (PM37145)** is for a Schedule E subdivision of 4.89 net acres into four (4) commercial parcels ranging in size from 0.58 acres to 1.94 acres. **Plot Plan No. 2016-290** proposes a retail shopping and hotel center on 4.89 net acres. The shopping center will include a 3-story, 108 room hotel, 5,500 sq. ft. restaurant, 3,000 sq. ft. drive-thru fast food restaurant, 5,132 sq. ft. fueling facility/convenience store and attached car wash with six fueling pumps beneath a 4,500 sq. ft. canopy. The plot plan also includes approval of a master sign program. **Administrative Relief No. PLN19-0064** proposes a request for Administrative Relief from the City's sign code, Chapter 9.76, for the sign program to allow for an increase in the number of allowed signs for a service station from four (4) to six (6) and the increase in sign area of not more than 10 percent for the service station monument signs (sign area of 39.6 sq. ft.). **Conditional Use Permit No. 2019-082** proposes to allow for the gas station with mini-mart/convenience store 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 on-site consumption at the proposed dine-in restaurant; and, the sale of beer, wine and distilled spirits for the hotel site. Approval of the CUP will also include Findings of Public Convenience and Necessity for the service station as required by the California Department of Alcoholic Beverages Control (ABC) due to an overconcentration of alcohol licenses in the area.

This is to advise that the City of Menifee Planning Commission, as the lead agency, has approved the above-referenced project on December 11, 2019, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration and record of project approval is available to the general public at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586.

Lisa Gordon

City Contact Person

(951) 723-3739

Phone Number



Planning Manager

Governor's Office of Planning & Research

12/11/19

Date Received for Filing and Posting at OPR: _____

DEC 12 2019

FOR COUNTY CLERK'S USE ONLY

STATE CLEARINGHOUSE