



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 Dr., Riverside, CA 92507

FROM:
 Lead Agency: City of Menifee Com. Dev. Department
 Address: 29844 Haun Road, Menifee, CA 92586
 Contact Person: Ryan Fowler, Senior Planner
 Phone Number: 951-723-3740

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): 2009091022

Project Title: "Menifee Plaza Development" – Plot Plan No. 2018-023

Project Applicant: Kellen Carel, 3600 Birch Street, Suite 120, Newport Beach, CA 92660 (Phone: 949-757-0411)

Project Location (include county): The project site is located on the southeast corner of Newport Road and Town Center Drive within the Menifee Town Center Specific Plan, in the City of Menifee, County of Riverside, California (APN: 360-080-053).

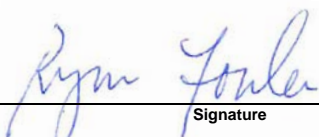
Project Description: **Plot Plan No. 2018-023** is approved for the construction and operation of two (2) buildings with restaurant and retail uses on 1.95 gross acres (1.70 net acres). Building 1 would include 9,470 sq. ft. of restaurant and retail space and Building 2 would include 3,375 sq. ft. of restaurant space. The project includes 79 onsite vehicle parking spaces. The project also includes a master sign program for the project site which contains general specifications for wall sign illumination, materials, heights, sign area, lengths, number of signs allowed, directional signage, menu boards, and general locations for all signs. The master sign program also includes the following free-standing sign: one (1) free-standing, double-faced monument sign (8'-0" tall, 5'-7¼" wide) located west of the project's driveway access on Newport Road.

This is to advise that the City of Menifee Community Development Department, as the lead agency, has approved the above-referenced project on October 16, 2019, and has made the following determinations regarding the above described project:

1. The proposed implementing plot plan will not have a significant effect on the environment. Impacts for the project area were previously addressed and mitigation measures adopted as part of the Town Center Specific Plan Environmental Impact Report.
2. Environmental Impact Report No. 2010-152 (SCH#2009091022) was prepared for the Town Center Specific Plan development pursuant to the provisions of CEQA. No further environmental documentation is required because:
 - a. All potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR (SCH2009091022) 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 EIR except those for which a statement of overriding considerations was adopted;
 - c. The proposed project will not result in any new significant environmental effects not identified in the earlier EIR;
 - d. The proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR;
 - e. No considerably different mitigation measures have been identified; and
 - f. No mitigation measures found infeasible have become feasible.
3. Mitigation measures were made a condition of the approval of the FEIR and are applicable to this project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted for the FEIR and the project is subject to the Program.
5. A statement of Overriding Considerations was adopted for the Town Center Specific Plan project and applies to this application.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the FEIR with comments and responses 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.

 Ryan Fowler (951) 723-3740
City Contact Person Phone Number


 Signature Senior Planner Title 10/16/19 Date

Date Received for Filing and Posting at OPR: 10/16/19

Governor's Office of Planning & Research

OCT 16 2019

STATE CLEARINGHOUSE