

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Plot Plan No. 2018-300, Conditional Use Permit Nos. 2018-301 and 2018-302, and Tentative Parcel Map No. 2018-320 - Motte County Plaza

Lead Agency: City of Menifee Contact Person: Ryan Fowler, Sr. Planner

Mailing Address: 29844 Haun Road Phone: (951) 723-3740

City: Menifee Zip: 92586 County: Riverside

Project Location: County: Riverside City/Nearest Community: Menifee

Cross Streets: NWC Palomar Road and State Highway 74 Zip Code: 92585

Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ' 35.15 " N / 117 ° 09 ' 52.17 " W Total Acres: 3.8

Assessor's Parcel No.: 329-110-019 Section: 11 Twp.: 5 South Range: 3 West Base: SBBM

Within 2 Miles: State Hwy #: I-215, 74 Waterways: None

Airports: None Railways: None Schools: Various (RSD+PUHSD)

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 7,581 Acres 3.8 Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____

Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Gas Station/Car Wash

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Menifee North Specific Plan, Planning Area 8, Commercial Retail / Menifee North Specific Plan (260)

Project Description: (please use a separate page if necessary)

The Project would redevelop and expand an existing retail shopping center - related approvals include Plot Plan No. 2018-300, Conditional Use Permit Nos. 2018-301 and 2018-302, and Tentative Parcel Map No. 2018-320. The Project would develop a total of 7,581 square feet of new commercial space and a gasoline service station on a 3.8-acre commercial site. The Project includes: relocation of an existing "train car" restaurant; installation of a new 8-dual pump (16-bay) gas station with a 4,709 sq. ft. canopy; construct a new 3,838 sq. ft. convenience store with attached 1,755 sq. ft. drive-thru restaurant and 958 sq. ft. office on the 2nd floor of the convenience store; new 1,030 sq. ft. car wash; and 108 parking spaces which includes the total combination of the existing spaces which will remain and the proposed new spaces.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

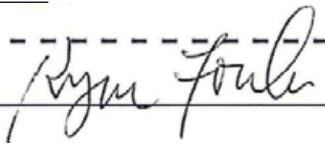
<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 8
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management District</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 17, 2021 Ending Date June 16, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Matthew Fagan Consulting Services, Inc.</u>	Applicant: <u>Palomarmar, LP</u>
Address: <u>42011 Avenida Vista Ladera</u>	Address: <u>764 West Ramona Expressway, Suite C</u>
City/State/Zip: <u>Temecula, CA 92591</u>	City/State/Zip: <u>Perris, CA 92571</u>
Contact: <u>Matthew Fagan</u>	Phone: <u>951.436.5155</u>
Phone: <u>951.265.5428</u>	

Signature of Lead Agency Representative:  Date: 5-13-2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.