



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

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.  
DATE OF HEARING: June 23, 2021  
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS**  
29844 Haun Road, Menifee, CA 92586  
*Note: To confirm means and methods for participation, see the agenda, which will be posted at least 72 hours prior to the meeting at:*  
<https://www.cityofmenifee.us/agendas>

**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:** “Motte Country Plaza Gas Station, Car Wash, and Chinese Bistro Relocation” - Plot Plan No. 2018-300, Conditional Use Permit Nos. 2018-301 and 2018-302 & Tentative Parcel Map No. 2018-320.

**Project Location:** The site is located at the northwest corner of the intersection of State Highway 74 and Palomar Road within the City of Menifee, County of Riverside, State of California (APNs 329-110-019). Access to the project site will be provided off Highway 74 and Palomar Road.

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

**Plot Plan No. 2018-300** proposes the redevelopment of the Motte Country Plaza on 3.8 gross acres. The project will consist of the following:

- Relocation of the “Chinese Bistro” train car restaurant to the vacant space on the west side of the existing building containing U-Turn for Christ, U.S. Post Office, Curves, Nails Time and Nutri-Fruit.
- New 8-dual pump (16-bay) gas station with 4,709 sq. ft. canopy.
- New 3,838 sq. ft. convenience store, with attached 1,755 sq. ft. drive-thru restaurant and 958 sq. ft. office on the 2<sup>nd</sup> floor of the convenience store.
- New 1,030 sq. ft. automated car wash.



**Conditional Use Permit No. 2018-301** proposes to allow for the gasoline service stations, convenience store, and car wash.

**Conditional Use Permit No. 2018-302** proposes to allow the sale of beer and wine for off-premise consumption at the proposed convenience store.

**Tentative Parcel Map No. 2018-320** (Tentative Parcel Map No. 37992) proposes a Schedule 'E' Commercial Parcel Map of 3.8 gross acres into two (2) parcels (Parcel 1 = 2.5 gross acres; Parcel 2 = 1.3 gross acres).

**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 along with the Mitigation Monitoring and Reporting Program (MMRP) 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 **May 17, 2021** and close on **June 16, 2021**. All comments on the IS/MND must be submitted **in writing** to the address or e-mail provided below and received **no later than 5:00 PM Wednesday, June 16, 2021**. 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 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 via email at [rfowler@cityofmenifee.us](mailto:rfowler@cityofmenifee.us), or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. To view the case file information electronically for the proposed project, contact the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M. Please send all written correspondence to:

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